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SKETCH LAND USE & DEVELOPMENT PLAN

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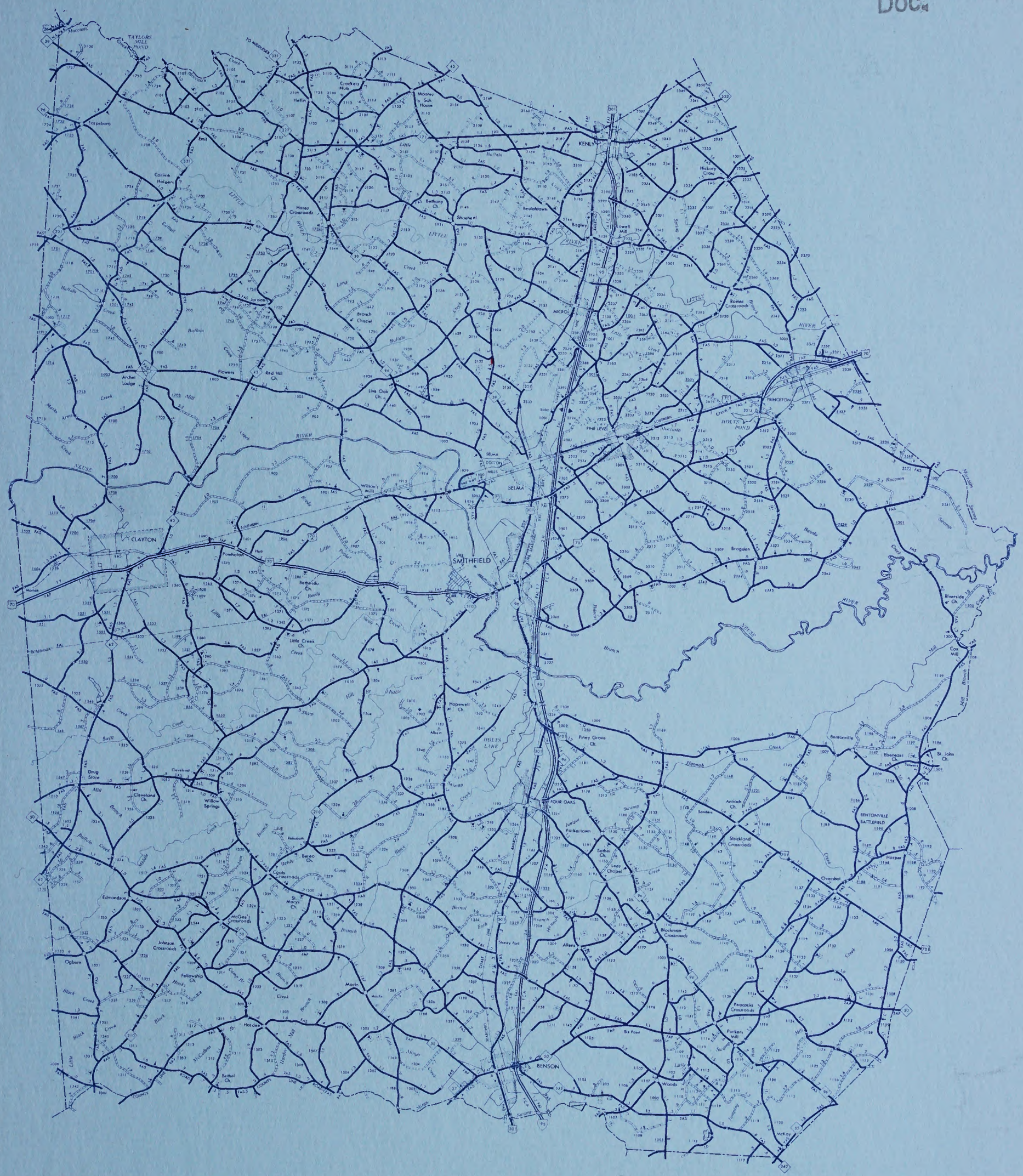


JOHNSTON COUNTY NORTH CAROLINA

ABSTRACT

TITLE - Johnston County Sketch Land Use and Development Plan

AUTHOR - Johnston County Planning Board
Johnston County Planning Department
Kenneth N. Windley, Jr., County Planner

SUBJECT - Future Land Use in Johnston County, 1975-1976

DATE - 1975

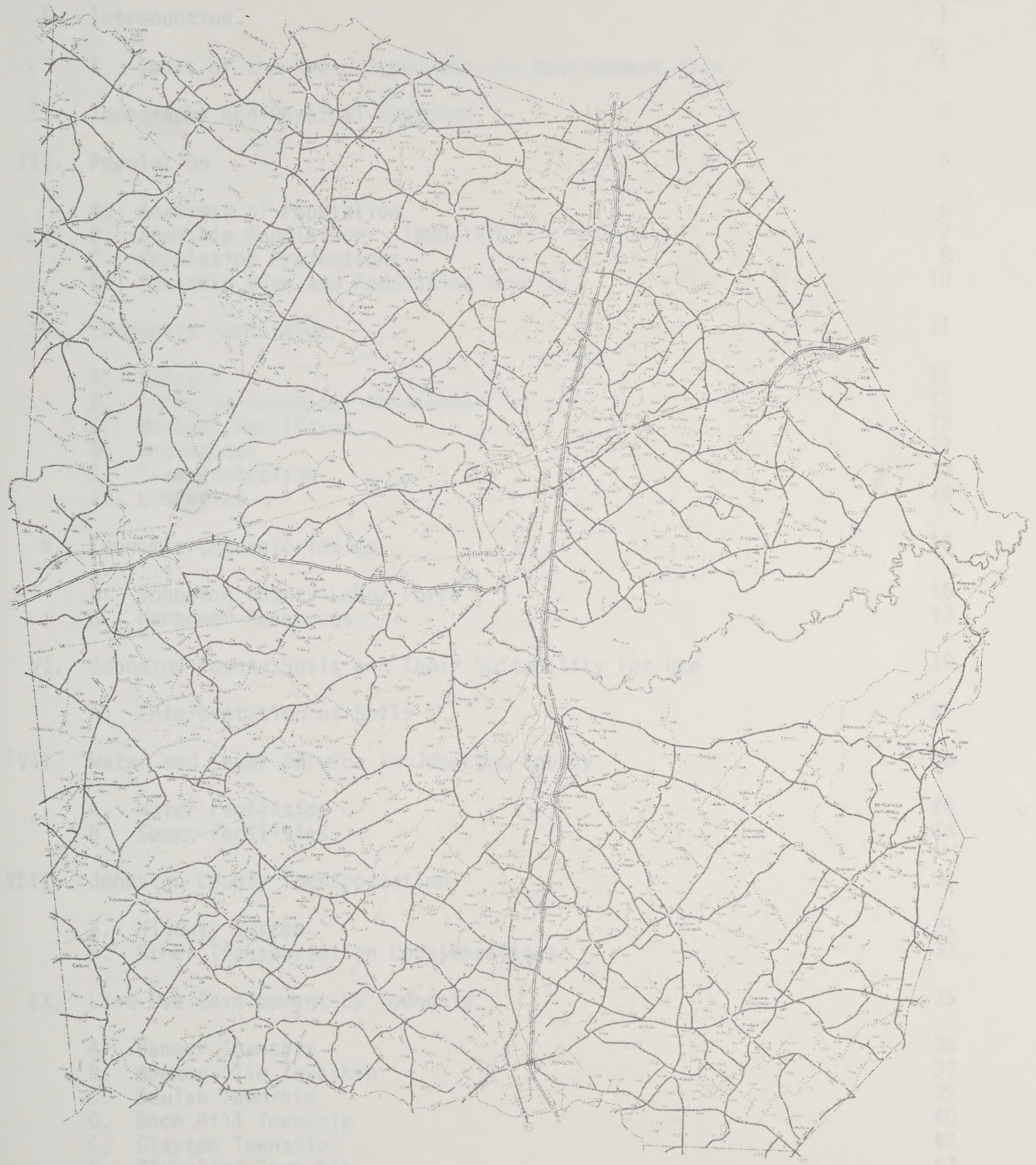
SOURCE OF COPIES - Johnston County Courthouse

LOCAL PLANNING AGENCY - Johnston County Planning Board

STATE PROJECT NUMBER - 116

The preparation of this report was financed in part through a planning grant-in-aid from the State of North Carolina.

SKETCH LAND USE & DEVELOPMENT PLAN



JOHNSTON COUNTY NORTH CAROLINA

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INTRODUCTION AND GOALS

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INTRODUCTION

The purpose of the Johnston County Sketch Land Use and Development Plan is to provide general guidelines for how the county should be developed in the next twenty years. The plan is not intended to be final or inflexible with no provisions for citizen input. Therefore, it should be restudied periodically to be sure it is compatible with county goals and future trends.

The plan can serve as an overall guide in planning and zoning decisions in the future, as well as a guide to the installation of transportation facilities and utilities.

In this plan, the most current information available was used.

Goals of the Johnston County Sketch Land Use and Development Plan

1. Coordinate the development of the various types of land uses in the county.

2. Provide proper locations for commercial, industrial, office and institutional uses in a clean, attractive, safe and convenient manner.

3. To provide adequate recreational, educational, and other public facilities to satisfy the needs of the county.

4. Coordinate land development with existing and proposed thoroughfare systems to achieve maximum efficiency in the movement of people, goods, and services.

5. Strive for the development of cultural, social, aesthetic, and economic resources in the county.

6. Coordinate the development of Johnston County with the development of its individual municipalities.

7. Receive citizen input into the development of the plan, and periodically update the plan with the help of citizen input.

8. Commercial uses be clustered and not stripped.

10. Insure preservation of Johnston County's valuable farmland.

11. Coordinate land development with expansion of water and sewer facilities.

TOPOGRAPHY AND PHYSICAL FEATURES

TOPOGRAPHY AND PHYSICAL FEATURES

In preparing a sketch land use analysis there must be an examination of the land itself. Johnston County has characteristics of the Coastal Plains and the Piedmont regions. This is due to the fact that the county is located almost entirely in the fall zone, the transitional area between these two regions. Except for the extreme northwest area, which has upland characteristics, most of the land is gently undulating and rolling. The elevation ranges from a high of 350 feet in the upland region to a low of 80 feet where the Neuse River enters the county in the east.

The main drainage system in Johnston County is the Neuse River which has a drainage basin covering almost the entire county. Nearly all of the county's streams and creeks drain into the Neuse. About 5.3 square miles of Johnston County are covered by water, mostly from the Neuse River itself.

Existing Land Use Considerations

There are nine incorporated municipalities in Johnston County. These municipalities, making up about one-third of the county's population, include the towns of Kenly, Micro, Selma, Smithfield, Princeton, Pine Level, Four Oaks, Benson, and Clayton. The county is also divided into seventeen townships, mainly for taxing purposes. Residential settlements are scattered throughout the county.

Johnston County, the eleventh largest county in North Carolina, covers 795 square miles or 508,800 acres. Approximately 222,500 acres are devoted to agriculture, either in cropland or pasture. Some commercial uses are

located at rural crossroads while most well-traveled highways like U. S. 70 and U. S. 301 are stripped commercial near municipalities. More and more industries are locating on prime industrial sites on Interstate 95, U. S. 70, and U. S. 301. Other than this, most of the land outside incorporated boundaries is used for agricultural and residential purposes.

JOHNSTON COUNTY POPULATION

JOHNSTON COUNTY POPULATION

Johnston County reached a peak in population growth in 1950. Until that time, nearly every township had been increasing in population at a steady pace. Since 1950, however, only the more urban townships of Smithfield, Selma, and Clayton have experienced any large amount of population growth.

The 1970 census for Johnston County shows a population of 61,737, a drop of 1.9 percent from 62,936 in 1960. This was due mainly to a high out-migration of 6,419 during this period, since there was an absence of well-paying, year-round jobs.

Of the 61,737 residents of Johnston County in 1970, 29,795 (48.3%) were male and 31,942 (51.7%) were female.

Urban population, as in most North Carolina counties, is on the increase, as the following table illustrates.

Table 1

	Urban	Rural
1950	12.5%	87.5%
1960	19.9%	80.1%
1970	22.9%	77.1%

ANALYSIS OF POPULATION

The largest amount of population growth in Johnston County has occurred in Smithfield, Selma, and Clayton Townships. This is because the greater number of well-paying jobs are here. These areas will continue to lead Johnston County in population and economic growth since they have heavily traveled traffic corridors passing through, creating prime sites for new businesses.

The rural areas will probably follow trends of the past twenty-five years and continue to lose population or gain very little. This is due primarily because of migration to other areas for better job opportunities, small farms being taken up into large farms, and the mechanization of farm work.

Rural areas, on the average, show an older population than the more urbanized areas around Smithfield, Selma, or Clayton.

TABLE 2 , AGE GROUPS, 1970 CENSUS

Age Groups	Number	Percent
Under 5 years	5,166	8.4
5-19 years	18,348	29.7
20-34 years	12,353	20.0
35-54 years	14,512	23.5
55-74 years	9,587	15.5
75 and up	1,771	2.9
	61,737	100.0

The largest age group in Johnston County is the 5-19 year old group. Then comes a drop in the 20-34 year old group. This is because people in this age group have moved to other areas after high school, searching for employment. The 20-34 group is the child-bearing age group which generates natural population growth. With future industrial expansion in Johnston County, this situation will certainly change.

TOWNSHIP POPULATION (Table 3)

	1890	1900	1910	1920	1930	1940	1950	1960	1970
BANNER TOWNSHIP	----	2,312	2,953	3,579	4,173	4,919	4,864	4,995	4,398
BENTONVILLE TOWNSHIP	1,004	1,184	1,373	1,394	1,450	1,851	1,639	1,333	1,072
BEULAH TOWNSHIP*	1,998	2,530	3,567	3,094	4,023	4,298	4,259	3,874	3,628
BOON HILL TOWNSHIP	2,650	2,959	3,453	3,674	4,187	4,149	4,416	4,207	4,191
CLAYTON TOWNSHIP	2,654	3,118	4,562	5,296	5,031	5,329	5,726	6,094	6,671
CLEVELAND TOWNSHIP	1,160	1,202	1,364	1,603	1,633	1,873	1,631	1,433	1,444
ELEVATION TOWNSHIP	2,411	1,923	2,321	2,571	2,793	3,214	3,032	2,579	2,325
INGRAMS TOWNSHIP	2,053	2,414	2,862	3,480	4,220	4,390	4,447	4,100	3,838
MEADOW TOWNSHIP	2,088	1,523	1,805	2,125	2,544	2,957	2,996	2,487	2,303
MICRO TOWNSHIP	----	----	----	1,548	1,659	1,659	1,723	1,586	1,384
O'NEALS TOWNSHIP	2,276	2,648	3,140	3,139	4,399	5,039	5,026	4,500	4,070
PINE LEVEL TOWNSHIP	----	----	1,162	1,383	2,033	2,124	2,079	2,317	2,399
PLEASANT GROVE TOWNSHIP	1,393	1,502	1,557	1,922	2,377	3,016	3,092	2,540	2,449
SELMA TOWNSHIP	2,322	2,706	3,395	4,350	4,978	5,480	6,562	6,275	6,601
SMITHFIELD TOWNSHIP	2,862	3,637	4,708	6,355	7,630	9,020	10,148	11,142	11,975
WILDERS TOWNSHIP	1,464	1,582	2,041	2,231	3,204	3,080	3,071	2,513	1,939
WILSON MILLS TOWNSHIP	904	1,010	1,138	1,254	1,287	1,400	1,195	961	1,050
TOTAL	27,289	32,250	41,401	48,998	57,621	63,798	65,906	62,936	61,737

* Beulah Township contained Micro Township through the 1910 census.

Source: Population figures, U. S. Bureau of the Census.

POPULATION PROJECTIONS

The population projections for Johnston County are based on characteristics of past trends plus other factors, such as expansion of water and sewer facilities and in County expansion of the industrial base.

Although the County as a whole has lost population in recent years, there is no reason to expect this trend to continue. The following table gives population projections by township.

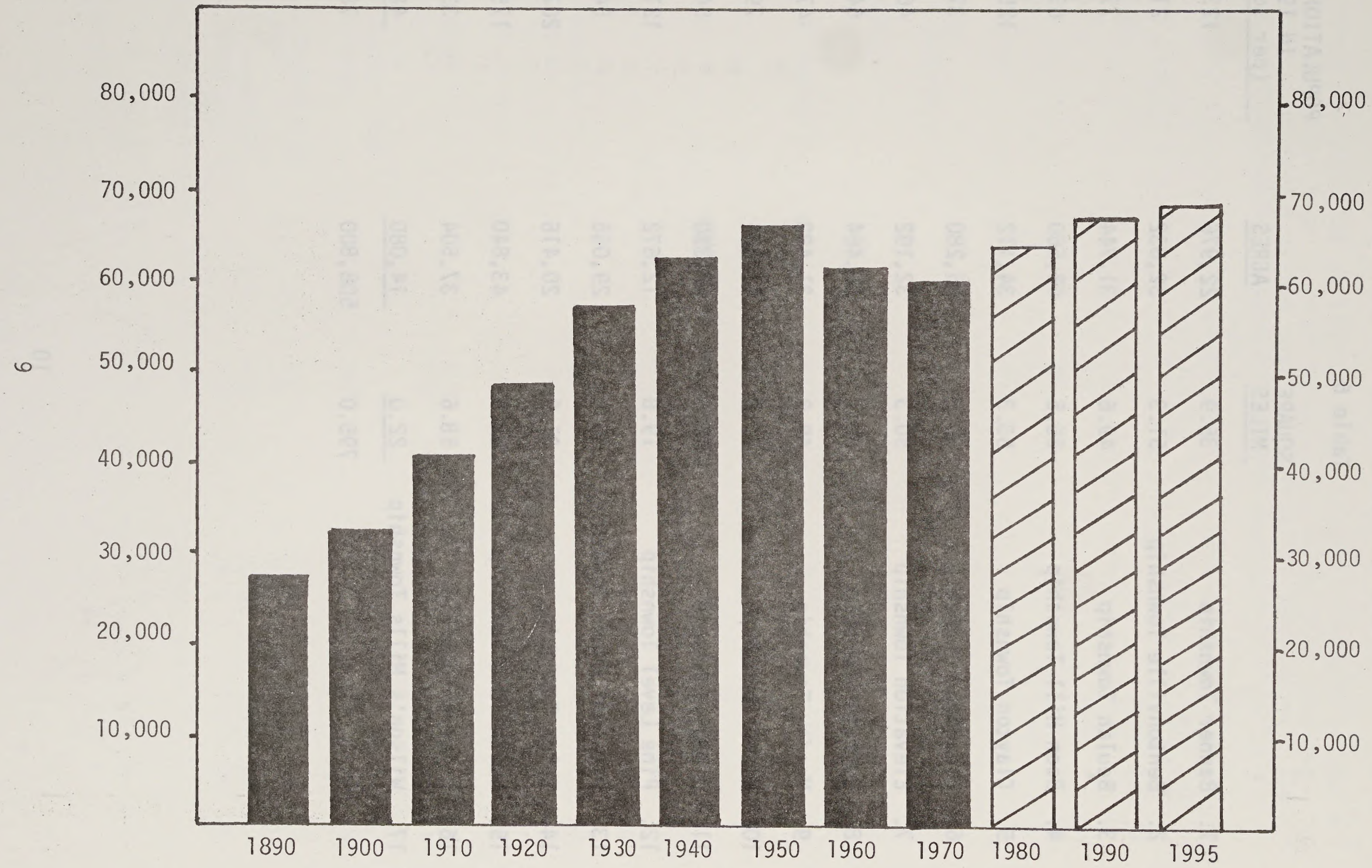
TABLE 4, POPULATION PROJECTIONS

	1980	% Change	1990	1995
Banner Township	4,471	1.7	4,605	4,715
Bentonville Township	1,027	-4.7	984	963
Beulah Township	3,922	8.1	4,208	4,343
Boon Hill Township	4,246	1.3	4,301	4,329
Clayton Township	6,968	4.5	7,282	7,446
Cleveland Township	1,567	5.8	1,670	1,732
Elevation Township	2,372	1.2	2,400	2,415
Ingrams Township	3,970	4.5	4,102	4,285
Meadow Township	2,285	-0.8	2,278	2,262
Micro Township	1,406	1.6	1,486	1,510
O'Neals Township	3,984	-2.1	3,901	3,860
Pine Level Township	2,450	2.1	2,553	2,607
Pleasant Grove Township	2,408	-1.7	2,367	2,347
Selma Township	7,025	6.4	7,675	8,302
Smithfield Township	12,958	8.2	13,729	14,007
Wilders Township	1,889	-2.9	1,840	1,829
Wilson's Mills Township	1,073	2.2	1,128	1,153
TOTAL	64,021	3.8	66,630	68,105

JOHNSTON COUNTY POPULATION

1890 - 1995

Table 5



TOWNSHIP SIZE AND POPULATION DENSITY

Table 6

		SQUARE MILES	ACRES	POPULATION DENSITY IN 1970 (per sq. mi.)
1.	Banner Township	35.9	22,976	123
2.	Bentonville Township	51.3	32,832	21
3.	Beulah Township	49.6	31,744	77
4.	Boon Hill Township	66.5	42,560	63
5.	Clayton Township	53.3	34,112	125
6.	Cleveland Township	39.5	25,280	37
7.	Elevation Township	50.3	32,192	46
8.	Ingrams Township	60.1	38,464	64
9.	Meadow Township	49.2	31,488	47
10.	Micro Township	17.6	11,264	79
11.	O'Neal Township	75.5	48,320	54
12.	Pine Level Township	19.8	12,672	121
13.	Pleasant Grove Township	45.4	29,056	54
14.	Selma Township	31.9	20,416	207
15.	Smithfield Township	68.5	43,840	175
16.	Wilders Township	58.6	37,504	33
17.	Wilson's Mills Township	22.0	14,080	48
		795.0	508,800	78

COMMUNITY FACILITIES

COMMUNITY FACILITIES

Schools

Johnston County presently has 23 elementary and secondary schools in the public system. A new Junior High is under construction on Buffaloe Road just north of Smithfield. The school system comprises a total of 364.4 acres. The following is a list of all public schools in Johnston County.

Table 7

School	Enrollment (1974-75)	Site Size (Acres)	Year Built (and additions)
Benson Elementary	573	5.1	1919, 24, 39
Benson Primary	331	20.0	1952, 56, 57, 61
Clayton Elementary	275	3.2	1915, 27, 53
Clayton High	568	19.6	1950, 58, 62, 65-68
Clayton Primary	647	23.0	1969
Cleveland Elementary	652	7.0	1927, 32, 38, 52, 55, 59
Cooper Junior High	544	26.8	1956, 68
Corinth-Holder Elementary	552	11.8	1923, 27, 52, 55, 65
Four Oaks Elementary	989	18.0	1922, 27, 30, 33, 37, 39, 48, 49, 52, 55-57
Glendale Chapel Elementary	413	8.7	1924, 25, 39, 54, 55
Kenly Elementary	462	9.2	1914, 35, 38, 54, 57
Meadow Elementary	552	11.7	1925, 32, 34, 45, 49, 52, 54, 55, 56, 58
Micro Elementary	281	13.8	1923, 26, 35, 54, 55
North Johnston High	671	27.4	1964, 65, 66, 68
Pine Level Elementary	366	12.3	1926, 35, 54, 55, 57, 59
Princeton High (Gr. 1-12)	1,198	15.5	1924, 26, 35, 41, 49, 52, 57, 68
Harrison Junior High	474	9.0	1934, 43, 54, 55, 57
Selma Elementary	919	20.5	1922, 36, 47, 52, 56, 62, 68
*New Smithfield Junior High		31.0	
Smithfield Junior High	1,466	6.2	1913, 22, 48, 52, 57
Smithfield-Selma Senior High	1,151	30.0	1969
South Johnston High	1,196	39.0	1969
South Smithfield Elementary	669	10.3	1956, 57
Wilson's Mills Elementary	503	16.3	1920, 25, 39, 55, 59
TOTAL	15,450	395.4	

*To open in August, 1976

Johnston Technical Institute

Johnston Technical Institute opened in 1969 with 562 students registered for courses. By 1972, 7,937 people were enrolled in a variety of curriculum, ranging from school completion classes to college transfer programs. Of this number, 5,246 were from Johnston County.

A new facility is now under construction at the southwest corner of the Interstate 95 - U. S. 70 intersection. As Johnston County continues to grow, Johnston Technical Institute will teach the skills needed to insure the county of a well-trained labor supply.

Medical Facilities

Johnston Memorial Hospital, located in Smithfield, is Johnston County's only hospital. It contains 180 beds, a low number for the size of population served. A number of other hospitals in Dunn, Raleigh, Durham, Chapel Hill, Fayetteville, Goldsboro, and Wilson also serve county residents.

Recreation

Recreation in Johnston County has a great deal of potential. Bentonville Battleground, the scene of the largest Civil War engagement fought in North Carolina, is fast becoming a favorite recreation site for both tourists and natives. Athletic fields are restricted primarily to school sites which causes problems at times when school is not open. Hunting, fishing, and horseback riding are popular outdoor recreation activities. Four golf courses are located in the county and Clemmons State Forest, located just

west of Clayton and containing 337 acres, is scheduled to open in the near future.

Beginning in 1973, the county made recreation grants available to towns, clubs, and other organizations on a matching basis. By 1975 these grants totaled $218,000.00. This money now needs to be channelled into a county-owned and operated parks and recreation program. It must be remembered that 66% of Johnston County's population lives outside of its nine municipalities and recreation facilities in most of the towns are already overloaded.

Fire Protection

Johnston County residents receive fire protection from 24 municipal and rural volunteer fire departments located throughout the county. Portions of two fire districts in Wayne County also extend into Johnston County.

JOHNSTON COUNTY FIRE DEPARTMENTS (Table 8)

Antioch Fire Department
Rt. 1, Middlesex, N. C.
Archer Lodge Fire Department
Rt. 2, Clayton, N. C.
Benson Fire Department
Benson, N. C.
Bethany Fire Department
Rt. 2, Kenly, N. C.
Bentonville Fire Department
Rt. 1, Four Oaks, N. C.
Blackman's Crossroads Fire Department
Rt. 2, Four Oaks, N. C.
Brogden Fire Department
Rt. 2, Smithfield, N. C.
Clayton Fire Department
Clayton, N. C.
Cleveland Fire Department
Rt. 1, Clayton, N. C.
Corinth Holders Fire Department
Rt. 1, Wendell, N. C.

JOHNSTON COUNTY FIRE DEPARTMENTS (Table 8, Continued)

Elevation Fire Department
Rt. 3, Benson, N. C.
50-210 Fire Department
Rt. 1, Angier, N. C.
Four Oaks Fire Department
Four Oaks, N. C.
Kenly Fire Department
Kenly, N. C.
Meadow Fire Department
Rt. 2, Benson, N. C.
Micro Fire Department
Micro, N. C.
Pine Level Fire Department
Pine Level, N. C.
Princeton Fire Department
Princeton, N. C.
Selma Fire Department
Selma, N. C.
Smithfield Fire Department
Smithfield, N. C.
Stricklands Crossroads Fire Department
Rt. 2, Four Oaks, N. C.
Thanksgiving Fire Department
Rt. 1, Selma, N. C.
West Johnston Fire Department
Rt. 1, Benson, N. C.
Wilson's Mills Fire Department
P. O. Box 82, Wilson's Mills, N. C.

Libraries

Johnston County is presently served by 7 libraries and a bookmobile. The following is a list of county library facilities.

(Table 9)

Library	Location	Volumes
*Johnston County	Smithfield	71,548
Bookmobile	------	------
Atkinson Memorial	Hwy 39, North	808
Mary Duncan	Benson	8,161
Town Hall	Clayton	5,624
Four Oaks	Main St., Four Oaks	2,095
Kenly	College Ave., Kenly	1,137
**Selma	Massey St., Selma	3,567
TOTAL		92,940

*Headquarters
**Not in the county system.

According to standards set up by the North Carolina Library Association, Johnston County needs 154,342 volumes and presently has a deficit of 61,402 volumes.

Sources: Johnston County Overall Economic Development Plan
North Carolina Library Association
Johnston County Public School System, Office of the Superintendent

ECONOMIC CHARACTERISTICS

ECONOMIC CHARACTERISTICS

Economically, Johnston County has a great deal of potential. With many farm workers looking for other jobs because of farm mechanization, more of these workers are now looking for jobs in industry. Johnston County industry is starting to supply these jobs and will continue to do so in the future. This is due mainly to the prime industrial sites along main transportation routes like I-95 and U. S. 70 and the expansion of water and sewer facilities along these highways.

The mean family income in Johnston County in 1969 was $6,906, compared to $8,872 for the state as a whole. This puts 24.8 percent of Johnston County families below the poverty level, compared to 16.3 percent for the state.

Johnston County Labor Force

Johnston County is in the process of changing from an entirely agricultural economy to one where industry plays a more important role.

Larger farms and the mechanization in agriculture have brought about a decline in the demand for farm labor. The average farm size of 51.6 acres in 1950 jumped to 84 acres in 1970. The result is a large supply of labor that has to commute to other counties for jobs in industry. In 1970, 6,420 people commuted out of Johnston County to find work while only 1,336 commuted in, a net loss of 5,084 workers. A significant number of Johnston County residents commute to Wake County. It might also be noted that in 1970, 30% of Johnston County's farmers worked 100 days or more off

their farms.

The numbers of people working in industry has increased greatly in recent years. In 1963, 4,020 people were working in industry. That figure jumped to 7,970 in 1973, an increase of 98 percent.

Agriculture remains a dominant employer in Johnston County despite the recent decline due to reasons stated previously. Agricultural employment fluctuates to a large degree, however, so many jobs are only temporary. The following table illustrates agricultural employment for 1974:

Table 10

1st Quarter	2,987
2nd Quarter	4,473
3rd Quarter	6,440
4th Quarter	3,300
Annual Average	4,300

The unemployment rate, averaging about 4 percent for many years, jumped to 10.1 percent for the first eight months of 1975. However, this problem is not characteristic of Johnston County alone. With a more diversified economy developing, Johnston County should be very stable in the next twenty years.

Manpower Resources

Total employment for Johnston County increased from 23,290 workers in 1963 to 28,110 in 1973. Major employment increases have been in manufacturing, construction, government, wholesale and retail trade. Agricultural employment showed a major decline during this period with a loss of 4,830 workers, or a drop of 53 percent.

According to the Employment Security Commission of North Carolina, there are 8,210 recruitable workers within a 25 mile radius of Smithfield. Of this number, approximately 50% are male and 50% are female. Over 93% have substantial work experience. This information is from September 1975 data.

Labor problems still confront Johnston County, however. Small farms operators leaving, high unemployment, and low per capita income are only a few of the many problems to be overcome.

Sources: Employment Security Commission of North Carolina
North Carolina Statistical Abstract
Profile, North Carolina Counties.

JOHNSTON COUNTY SOILS

AND THEIR SUITABILITY FOR USE

Johnston County Soils
And Their Suitability For Use

The suitability of soils for various types of development is frequently overlooked by both developers and home builders. The load-bearing capacity of the soil determines foundation requirements and base material specifications for roads. The percolation characteristics of the soil affect the performance of septic tank systems as well as surface and sub-surface drainage. The location of the water table affects water supply, sanitation, and wetness. The shrink and swell component in each soil has direct relation to all types of structures. Therefore, those soils with greater shrink-swell capacity should be avoided in most cases.

The topography of Johnston County is well suited for agriculture, ranging from flat to gently rolling. The Neuse River drainage basin covers nearly the entire county.

The eight soil associations in Johnston County are described as follows:

1. Wagram-Norfolk Association: Nearly level to sloping, well-drained soils with sandy surfaces over yellowish brown friable sandy clay loam subsoils.

   This association makes up about 16 percent of Johnston County. Most of it occurs in the western part of the county. About three-fourths is cultivated or pastured.

   The soils are easily tilled and well suited for the production of local crops.

   Wind erosion is a moderate hazard. Slight limitations are incurred for septic tank filter fields, foundations for houses, and roads. There are slight to moderate limitations for recreation areas and light industries.

2. Appling-Cecil-Norfolk Association: Nearly level to steep, well drained soils with sandy surfaces over yellowish brown to red, friable sandy clay loam to firm clay subsoils.

This association makes up about 29 percent of the county. It occurs in one large area in the western portion of the county. About two-thirds of this association is cultivated or pastured and about one-third is forested.

These soils are easily tilled and well suited for the production of tobacco, cotton, corn, and pasture.

Slight to severe erosion is the major hazard. Septic tank filter fields, building foundations, roads, and recreation areas also have slight to severe limitations.

3. Cecil-Georgeville Association: Gently sloping to steep, well drained soils with sandy or loamy surfaces over red firm clay loam to silty clay of clay subsoils.

This association consists of gently sloping ridges and short to medium length sloping to moderately steep side slopes near the drainageways. Occurring only near the Wilson and Nash County lines, this association makes up about 2 percent of the county. About one-half of this soil type is cultivated or pastured and about one-half is forested.

The soils are easily tilled and suitable for the production of tobacco, cotton, corn, small grain, and pasture.

Slight to severe erosion is a hazard. There is also, in some areas, severe limitations on foundations for houses, septic tank filter fields, light industry, and roads.

4. Norfolk-Orangeburg Association: Nearly level to sloping well drained soils with sandy surfaces over yellowish brown to red friable sandy clay loam subsoils.

This association makes up about 10 percent of the county and occurs mainly west of the Neuse River, although there is one area north of Selma around Live Oak Church.

About three-fourths of this association is cultivated or pastured and much of the remainder is forested. The soils are well suited for cotton, corn, peanuts, small grain, pasture, and especially for tobacco.

5. Roanoke-Wehadkee Association: Nearly level, poorly drained soils with dark colored loamy and sandy surfaces over gray friable to very firm sandy clay loam to clay subsoils. These soils, which make up about 9 percent of the county, occur on flat land around streams and are subject to overflow. The largest area is along the Neuse River southeast of Smithfield, although there are several smaller areas along its tributaries and another area along the Neuse River north of Smithfield.

   Most of this association is forested. The soils have severe limitations for all urban uses since they are subject to overflow and drain very poorly.

6. Lynchburg-Rains-Norfolk Association: Nearly level to gently sloping, somewhat poorly drained to well drained soils with sandy surfaces over yellowish brown to gray friable sandy clay loam subsoils.

   This association, which makes up about 27 percent of the county, is broad and flat with gently sloping ridges. The largest area is located east of the Neuse River, southeast to the Wayne County line and north to Bethany Church. Two smaller areas are located in the southern end of the county.

   Lynchburg and Rains soils are poorly drained and occur on Flats and depressions. Norfolk soils are well drained and occur on nearly level ridges and short side slopes.

   About three-fourths of this association is cultivated or pastured and about one-fourth is forested. Most of the soils are poorly drained, but by using tile and open ditches, much of it is drained and cultivated. The soils have slight to severe limitations for septic tank filter fields, recreation areas, and foundations for houses and roads.

7. Wagram-Troup Association: Nearly level to gently sloping, well drained to somewhat excessively drained soils with thick sandy surfaces over yellowish brown friable sandy clay loam to sandy loam subsoils.

   This association makes up about 1 percent of the county. It occurs in the southern part of the county near the Wayne and Sampson County lines.

   The topography consists of very broad nearly level ridges and short gently sloping side slopes near the drainageways.

About one-half of this association is cultivated and about one-half is forested. Because of thick sandy surfaces, these soils often need a great deal of irrigation, fertilizer, and other conservation practices to obtain good yields.

Slight to moderate limitations exist for septic tank filter fields, foundations for buildings, roads and recreation areas.

8. Norfolk-Gilead Association: Nearly level to strongly sloping, well drained soils with sandy surfaces over yellowish brown friable sandy clay loam to firm sandy clay subsoils.

This association makes up about 6 percent of the county. It occurs in the southern end of the county.

Gilead soils have slow permeability. They will shrink when dry and swell when wet. About three-fourths of this association is cultivated or pastured and about one-fourth is forested. The soils are fairly well suited for locally grown crops. Erosion is a major hazard. Slight to severe limitations exist for septic tank filter fields.

Interpretations of Soils

The soils are rated for non-farm uses such as dwellings, roads, recreation and septic tanks. The map and interpretations are for broad planning purposes only. The ratings of "slight, moderate and severe" are used and are defined as follows:

Slight--The soils have properties favorable for the rated use. Limitations are minor so they can easily be overcome. Good performance and low maintenance can be expected.

Moderate--The soils have properties reasonably favorable for the rated use. Limitations may be overcome or modified with planning, design, or special maintenance.

Severe--The soils have one or more properties unfavorable for the rated use. Limitations are strict and costly to modify or overcome, requiring special design, intense maintenance, and major soil reclamation.

Suitability of soils for agriculture is based on (a) the suitability of each soil for growing all the major crops adapted to Johnston County and (b) the yield potential of each crop-soil combination. The ratings of "good, fair and poor" are used and compare with "slight, moderate and severe" defined previously.

Suitability of soils for woods is based upon the productivity of each soil-tree combination. The ratings of "good, fair and poor" are also used.

The soil map in this section gives a visual breakdown of the soil associations in Johnston County. This map will only provide limited guidelines for development. However, a more detailed soil survey will be forthcoming in the future.

Table 11

N. C. Trial Form (11/7/67)
Raleigh, N. C.

Soil Interpretations
General Soil Map
Johnston County, N. C.

1/69

Soil Associations	% In County	Soil	% In Assoc.	LIMITATIONS FOR: Dwellings with: Sewerage Systems	Dwellings with: Septic Tank Filter Fields	Recreation: Camp Sites	Recreation: Picnic Areas	Recreation: Intensive Play Areas	Light Industries 1/	Roads and Streets 2/	Suitability for: General Agriculture	Suitability for: Woods
(1) Wagram-Norfolk	16	Wagram	60	Slt.	Slt.	Mod. (Traf,Sl)	Mod. (Traf)	(Traf,AWC, Mod. Prod)	Slt.	Slt.	Good to Fair	Good
		Norfolk	30	Slt.	Slt.	Slt. to Mod. (Sl)	Slt.	Slt. to Mod. (Sl)	Slt. to Mod. (Sl)	Slt.	Good	Good
(2) Appling-Cecil-Norfolk	29	Appling	35	Slt. to Mod. (Sl)	Mod. (Perc)	Slt. to Sev. (Sl)	Slt. to Mod. (Sl)	Slt. to Sev. (Sl)	Mod. to Sev. (Sl, Sh-Sw)	Mod. to Sev. (Sl,TSC,Er)	Good to Fair	Good
		Cecil	30	Slt. to Sev. (Sl)	to Sev. (Sl)	Slt. to Sev. (Sl)	Slt. to Mod. (Sl)	Slt. to Sev. (Sl)			Good to Fair	Good
		Norfolk	15	Slt.	Slt.	Slt. to Mod. (Sl)	Slt.	Slt. to Mod. (Sl)	Slt. to Mod. (Sl)	Slt.	Good	Good
(3) Cecil-Georgeville	2	Cecil	50	Slt. to Sev. (Sl)	Mod. (Perc) to Sev. (Sl)	Slt. to Sev. (Sl)	Slt. to Sev. (Sl)	Slt. to Sev. (Sl)	Mod. to Sev. (Sl,Sh-Sw)	Mod. to Sev. (Sl,TSC,Er)	Good to Fair	Good
		Georgeville	35								Good to Fair	Good
(4) Norfolk-Orangeburg	10	Norfolk	50	Slt.	Slt.	Slt to Mod. (Sl)	Slt.	Slt. to Mod. (Sl)	Slt. to Mod. (Sl)	Slt.	Good	Good
		Orangeburg	30	Slt.	Slt.		Slt.			Slt.	Good	Good
(5) Roanoke-Wehadkee	9	Roanoke	40	Sev. (Fl, Wt)	Sev. (Fl, Wt)	Sev. (Fl, Wt)	Sev. (Fl, Wt)	Sev. (Fl, Wt)	Sev. (Fl, Wt)	Sev. (Fl, Wt)	Poor	Good
		Wehadkee	20								Poor	Good
(6) Lynchburg-Rains-Norfolk	27	Lynchburg	35	Mod. (Wt,Fl)	Sev. (Wt, Fl)	Mod. (Wt,Traf)	Mod. (Wt,Traf)	Mod. (Traf)	Mod. (Fl,Wt)	Mod. (Wt,TSC)	Good to Fair	Good
		Rains	25	Sev. (Wt,Fl)		Sev. (Wt,Fl,Traf)	Sev. (Wt,Fl,Traf)	Sev. (Fl,Traf)	Sev. (Fl,Wt)	Sev. (Wt,Fl)	Good to Fair	Good
		Norfolk	15	Slt.	Slt.	Slt.	Slt.	Slt.	Slt.	Slt.	Good	Good
(7) Wagram-Troup	1	Wagram	60	Slt.	Slt.	Mod. (Traf,Sl)	Mod. (Traf)	Mod. (Traf,AWC,Prod)	Slt.	Slt.	Good to Fair	Good
		Troup	20	Mod. (Prod,AWC)	Mod. (Prod,AWC)	Mod. (Traf)	Mod. (Traf)	Sev. (Traf,AWC,Prod)	Mod. (Prod)	Mod. (TSC)	Fair	Fair
(8) Norfolk-Gilead	6	Norfolk	45	Slt.	Slt.	Slt. to Mod. (Sl)	Slt.	Slt. to Mod. (Sl)	Slt. to Mod. (Sl)	Slt.	Good	Good
		Gilead	25	Slt. to Mod. (Sl)	Mod. to Sev. (Perc.)	Slt. to Mod. (Sl)	Slt. to Mod. (Sl)	Slt. to Sev. (Sl)	Slt. to Mod. (Sl,Sh-Sw)	Mod. (TSC,Sl)	Fair	Good
				Slopes > 10% impose limitations; 10-25% - Mod.; 25%+ - Sev.	Slopes > 10% impose limitations; 10-15% - Mod.; 15%+ - Sev.	Slopes > 6% impose limitations; 6-10% - Mod.; 10%+ - Sev.	Slopes > 10% impose limitations; 10-25% - Mod.; 25%+ - Sev.	Slopes > 6% impose limitations; 6-10% - Mod.; 10%+ - Sev.	Slopes > 10% impose sev. limitations	Slopes > 25% impose sev. limitations		

Abbreviations for Limiting Factors:

Fl - Flood hazard
Wt - Water Table
Traf - Trafficability
Sh-Sw - Shrink-swell potential
R - Rock
Perc - Percolation rate
Cor - Corrosion potential
TSC - Traffic supporting capacity
Prod - Productivity
AWC - Available water capacity
Sl - Slope
Er - Erodibility

Abbreviations for degree of limitations:

Slt. - Slight
Mod. - Moderate
Sev. - Severe

1/ Structures whose footings are in subsoil.

2/ Refers to roads and streets that have subsoil for base.

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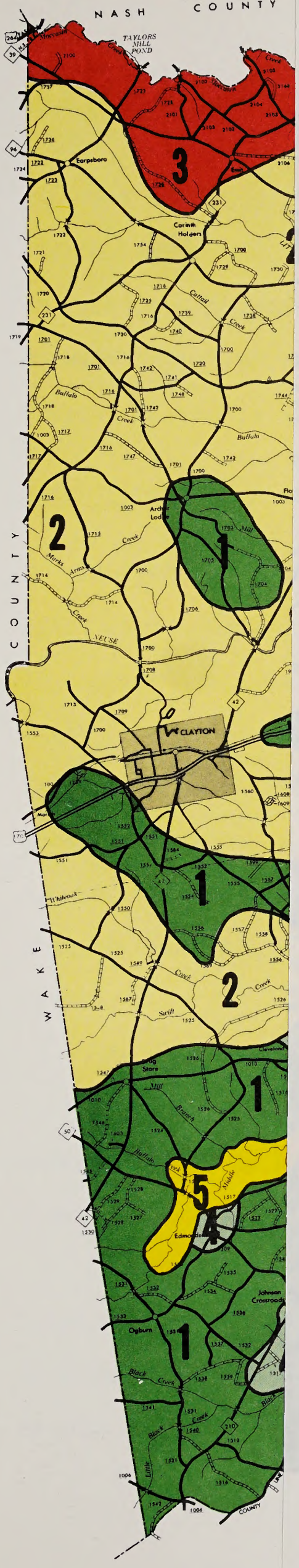
NASH COUNTY
TAYLORS MILL POND
Earpsboro
Emit
Corinth Holders
Cattail Creek
Buffalo Creek
Buffalo
Archer Lodge
Mill Creek
Marks Arms Creek
NEUSE
CLAYTON
Whiteoak
Swift Creek
Creek
Mill Branch
Buffalo Creek
Middle
Edmondston
Johnson Crossroads
Ogburn
Black Creek
Black
Little
WAKE COUNTY
1
2
3
4
5

N. C. Trial Form (11/7/67)
Raleigh, N. C.

Table 11

Soil Interpretations
General Soil Map
Johnston County, N. C.

1/69

Soil Associations	% In County	Soil	% In Assoc.	Dwellings with: Sewerage Systems	Dwellings with: Septic Tank Filter Fields	Recreation: Camp Sites	Recreation: Picnic Areas	Recreation: Intensive Play Areas	Recreation: Light Industries 1/	Recreation: Roads and Streets 2/	Suitability for: General Agriculture	Suitability for: Woods
(1) Wagram-Norfolk	16	Wagram	60	Slt.	Slt.	Mod. (Traf,Sl)	Mod. (Traf)	(Traf,AWC, Mod. Prod)	Slt.	Slt.	Good to Fair	Good
		Norfolk	30	Slt.	Slt.	Slt. to Mod. (Sl)	Slt.	Slt. to Mod. (Sl)	Slt. to Mod. (Sl)	Slt.	Good	Good
(2) Appling-Cecil-Norfolk	29	Appling	35	Slt. to Mod. (Sl)	Mod. (Perc) to Sev. (Sl)	Slt. to Sev. (Sl)	Slt. to Mod. (Sl)	Slt. to Sev. (Sl)	Mod. to Sev. (Sl, Sh-Sw)	Mod. to Sev. (Sl,TSC,Er)	Good to Fair	Good
		Cecil	30	Slt. to Sev. (Sl)		Slt. to Sev. (Sl)	Slt. to Mod. (Sl)	Slt. to Sev. (Sl)			Good to Fair	Good
		Norfolk	15	Slt.	Slt.	Slt. to Mod. (Sl)	Slt.	Slt. to Mod. (Sl)	Slt. to Mod. (Sl)	Slt.	Good	Good
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		Georgeville	35								Good to Fair	Good
(4) Norfolk-Orangeburg	10	Norfolk	50	Slt.	Slt.	Slt to Mod. (Sl)	Slt.	Slt. to Mod. (Sl)	Slt. to Mod. (Sl)	Slt.	Good	Good
		Orangeburg	30	Slt.	Slt.		Slt.			Slt.	Good	Good
(5) Roanoke-Wehadkee	9	Roanoke	40	Sev. (Fl, Wt)	Sev. (Fl, Wt)	Sev. (Fl, Wt)	Sev. (Fl, Wt)	Sev. (Fl, Wt)	Sev. (Fl, Wt)	Sev. (Fl, Wt)	Poor	Good
		Wehadkee	20								Poor	Good
(6) Lynchburg-Rains-Norfolk	27	Lynchburg	35	Mod. (Wt,Fl)	Sev. (Wt, Fl)	Mod. (Wt,Traf)	Mod. (Wt,Traf)	Mod. (Traf)	Mod. (Fl,Wt)	Mod. (Wt,TSC)	Good to Fair	Good
		Rains	25	Sev. (Wt,Fl)		Sev. (Wt,Fl,Traf)	Sev. (Wt,Fl,Traf)	Sev. (Fl,Traf)	Sev. (Fl,Wt)	Sev. (Wt,Fl)	Good to Fair	Good
		Norfolk	15	Slt.	Slt.	Slt.	Slt.	Slt.	Slt.	Slt.	Good	Good
(7) Wagram-Troup	1	Wagram	60	Slt.	Slt.	Mod. (Traf,Sl)	Mod. (Traf)	Mod. (Traf,AC,Prod)	Slt.	Slt.	Good to Fair	Good
		Troup	20	Mod. (Prod,AWC)	Mod. (Prod,AWC)	Mod. (Traf)	Mod. (Traf)	Sev. (Traf,AWC,Prod)	Mod. (Prod)	Mod. (TSC)	Fair	Fair
(8) Norfolk-Gilead	6	Norfolk	45	Slt.	Slt.	Slt. to Mod. (Sl)	Slt.	Slt. to Mod. (Sl)	Slt. to Mod. (Sl)	Slt.	Good	Good
		Gilead	25	Slt. to Mod. (Sl)	Mod. to Sev. (Perc.)	Slt. to Mod. (Sl)	Slt. to Mod. (Sl)	Slt. to Sev. (Sl)	Slt. to Mod. (Sl, Sh-Sw)	Mod. (TSC,Sl)	Fair	Good
				Slopes > 10% impose limitations; 10-25% - Mod.; 25%+ - Sev.	Slopes > 10% impose limitations; 10-15% - Mod.; 15%+ - Sev.	Slopes > 6% impose limitations; 6-10% - Mod.; 10%+ - Sev.	Slopes > 10% impose limitations; 10-25% - Mod.; 25%+ - Sev.	Slopes > 6% impose limitations; 6-10% - Mod.; 10%+ - Sev.	Slopes > 10% impose sev. limitations	Slopes > 25% impose sev. limitations		

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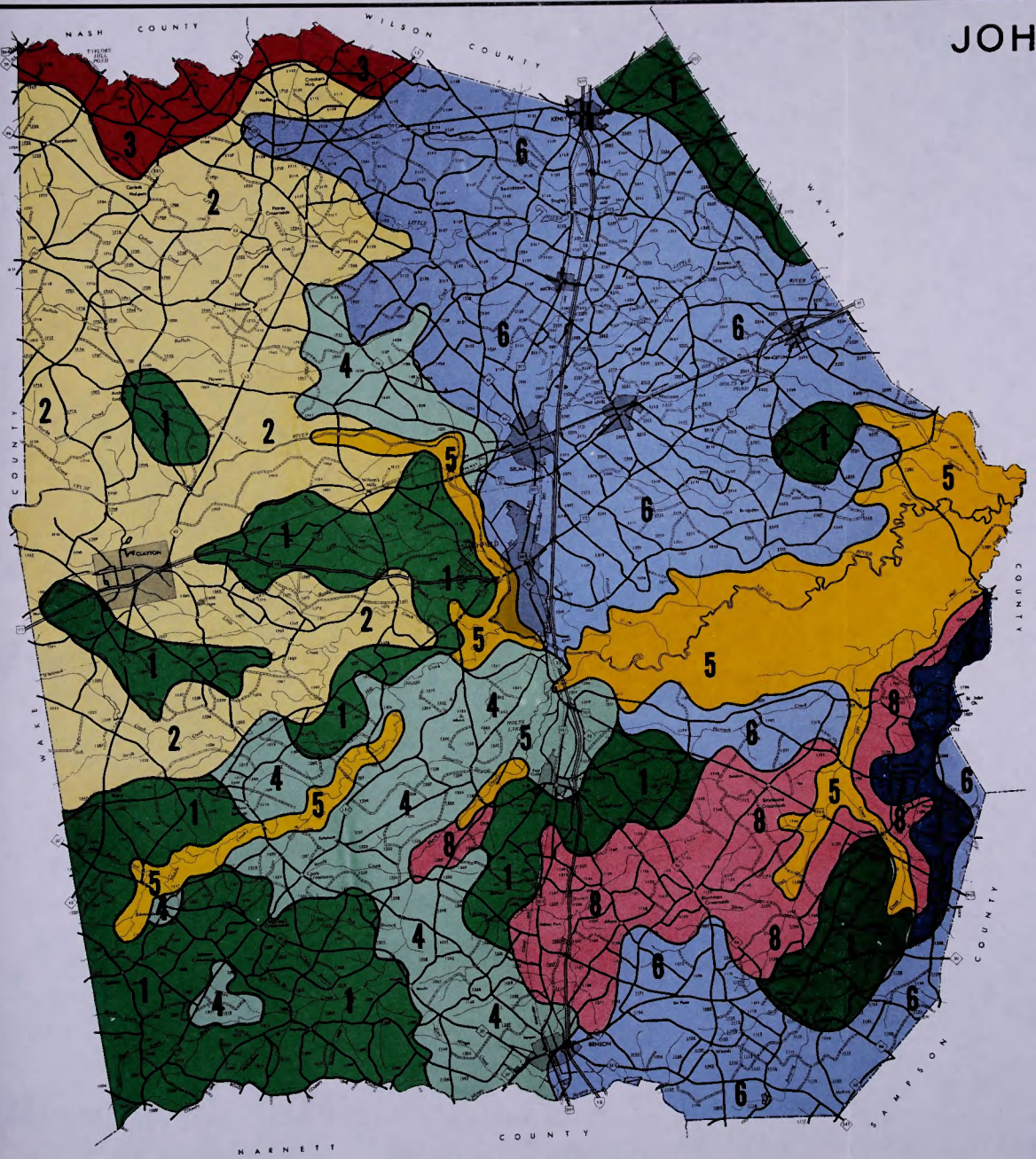
JOHNSTON COUNTY
NORTH CAROLINA



MAP I

GENERAL SOILS MAP

SOIL ASSOCIATIONS

- WAGRAM – NORFOLK
- APPLING – CECIL – NORFOLK
- CECIL – GEORGEVILLE
- NORFOLK – ORANGEBURG
- ROANOKE – WEHADKEE
- LYNCHBURG – RAINS – NORFOLK
- WAGRAM – TROUP
- NORFOLK – GILEAD

WATER AND SEWER SERVICE

IN JOHNSTON COUNTY

WATER AND SEWER SERVICE IN JOHNSTON COUNTY

The demand for water and sewer service in Johnston County is increasing rapidly. Future industrial and population growth will cause an even greater demand. Industries are always looking for areas served by water and sewer at a volume large enough to meet their needs. Present facilities are shown on page

Water Facilities

Smithfield is the only municipality in Johnston County directly using surface water as a source of supply. Water from the Neuse River is treated in a 4 MGD treatment plant which can be expanded to 12 MGD. Water from the Neuse supplies Smithfield and the West Smithfield Sanitary District. Selma is also connected to the Smithfield system but purchases water only when their system is low. Finished water storage amounts to 1.6 million gallons. The Smithfield system, with its large ultimate capacity, can easily be the beginning of a countywide water system.

Four Oaks is now served by 4 wells. However, they are presently in the process of connecting to the Smithfield system. An elevated water storage tank will be built between the two towns when future growth dictates.

Clayton currently depends on 18 municipal wells. Several of these wells are very old and do not work efficiently. The system, as a whole, is hard pressed to keep up with demand during peak flow periods.

To keep up with future demands, Clayton must eventually connect with the Smithfield water system. Preliminary studies have been completed on extending a water line from Smithfield to Clayton.

Benson, until 1975, was supplied with water by 9 municipal wells. Construction of a 16-inch line connecting Benson to Dunn in Harnett County has now been completed, supplying Benson with a substantial water supply if their wells are too heavily worked.

Selma uses 4 wells as a water supply, serving approximately 4,500 people. As previously mentioned, Selma is connected to Smithfield's system for emergency situations such as shortages or well failures.

Selma recently, with aid from the county, constructed a water line serving the Cutler-Hammer plant and new commercial development on U. S. 70-A just west of I-95.

Micro is now being served by 2 wells supplying 175 GPM. Water supply has not been a problem. Micro will also be served by the Smithfield water system in the future.

Kenly has 5 wells with a pumping capacity of 210 GPM. Water shortages have plagued Kenly in the past, however, so eventually connection with the Smithfield system must occur. This will insure that new industries will have enough water to operate with.

Pine Level has but 1 well which supplies 135 GPM to 1,000 people. The well is working fine at this time.

Princeton's water is supplied by 5 wells. The system, which uses no treatment, yields 130 GPM. Water supply has been a problem recently. Connecting with the Smithfield system would alleviate the

difficulties.

Sewer Facilities

Kenly-Micro, Princeton, and Clayton are now in the process of having 201 Wastewater Collection and Treatment Studies developed. No information is available at this time. Present facilities are shown on page

The Smithfield-Selma 201 Wastewater Collection and Treatment Study has been completed. The area involved, covering 96 square miles, includes the towns of Smithfield, Selma, Four Oaks, Pine Level, the community of Wilson's Mills and surrounding land. Of these towns, only Smithfield and Selma have wastewater collection and treatment systems. Rose Manor Subdivision and Rose Manor Shopping Center are served by a small private collection and treatment system. This system will soon connect to the West Smithfield Sanitary District wastewater collection and interceptor system which is now under construction. West Smithfield's sewage will be discharged into the Town of Smithfield system.

Under the plan selected for the Smithfield-Selma 201 area, all wastewater will be intercepted and conveyed to the former Smithfield plant, now a regional facility with a capacity expanded from 1.5 MGD to 3.62 MGD. Discharge would be into the Neuse River, 0.5 miles upstream from the U. S. 301 bridge. For further information, see the Smithfield-Selma 201 Wastewater Collection and Treatment Study.

Present facilities are shown on page

Table 12

JOHNSTON COUNTY MUNICIPAL WATER SYSTEMS

System	Water Sources	Pumping Capacity (2)	Type	Capacity (3) (MGD)	Finished Water Storage (6)	Average Daily Use (8)	Population Served
Smithfield (9)	Neuse River		purification plant	4.00 (4)	1,600,000 (7)	1,097,000	9,000
Four Oaks	4 wells	128	no treatment		100,000	80,000	1,200
Benson (5)	Cape Fear River			0.30 (10)	400,000	260,000	2,500
Princeton	5 wells	130	no treatment	0.22	75,000	90,000	1,000
Selma	4 wells (1)	614	softening iron removal disinfection	0.367	200,000	455,500	4,500
Micro	2 wells	175	disinfection		100,000	65,000	600
Kenly	5 wells	210	iron removal	0.39	350,000	180,000	1,800
Pine Level	1 well	135	iron removal disinfection	0.15	75,000	80,000	1,000
Clayton	18 wells	575	disinfection		950,000	344,000	4,300

Sources: N. C. Department of Human Resources and Ragsdale Engineers.

(1) Selma is connected to the Smithfield system for emergency situations.
(2) Pumping capacity in Gallons Per Minute (GPM), 24-hour pumping day.
(3) Given in Million Gallons per Day (MGD). For systems using wells, this is a 24 hour pumping day capacity, not usually possible due to storage limitations.
(4) Can be expanded to 12.0 MGD.
(5) Benson received water from the Dunn water system in Harnett County.
(6) Given in Gallons. Includes elevated and ground storage tanks.
(7) Includes an elevated 200,000 gallon tank in the West Smithfield Sanitary District.
(8) Given in Gallons
(9) Includes Smithfield and the West Smithfield Sanitary District.
(10) Dunn supplies the first 200,000 gallons. Benson then can supply another 100,000 gallons.

Table 13

JOHNSTON COUNTY MUNICIPAL SEWERAGE SYSTEMS

System	Year In Operation	Process	Design Capacity	Amount Treated (Average)	Receiving Stream & Classification	Population Served
Smithfield (1)	1963	Secondary	1.50 MGD (2)	1.34 MGD	Neuse River, A-II	6,700
Selma	1962	Secondary	0.75 MGD	0.670 MGD	Mill Creek, C	4,356
Clayton	1963	Secondary	0.60 MGD	0.40 MGD	Little Creek, C	3,130
Kenly	1969	Secondary	0.25 MGD	0.20 MGD	Mill Creek, C	1,370
Princeton	1964	Secondary	0.12 MGD	0.10 MGD	Beaverdam Creek, C	1,200
Benson	1965	Secondary	0.42 MGD	0.345 MGD	Driving Branch, C	2,000

Sources: N. C. Department of Natural and Economic Resources, and Ragsdale Engineers.

(1) The towns of Pine Level, Selma, Four Oaks, Smithfield, the community of Wilson's Mills, the West Smithfield Sanitary District and other surrounding areas, will all be connected to an expanded Smithfield plant in the near future (according to the Smithfield-Selma 201 Wastewater Collection and Treatment Study.)
(2) In Million Gallons per Day. Will be expanded as a regional treatment facility to 3.62 MGD.

JOHNSTON COUNTY TRANSPORTATION

JOHNSTON COUNTY TRANSPORTATION

The relation between transportation and land use is inseparable, for land can be used only when served by transportation facilities. In turn, transportation facility requirements are based on the type and intensity of land use.

Highway System

Johnston County is served at this time by 1,511.6 miles of rural and municipal highways. Approximately 400 miles of roadway is unpaved. Progress is being made, however, in surfacing these roads.

Seven major highways traverse the county. They are Interstate 95, U. S. 70, U. S. 70-A, U. S. 301, U. S. 701, N. C. 50, and N. C. 42.

On page is the functional classification system proposed by the N. C. State Highway Commission. This system groups streets and highways according to the type of service they provide.

The highway system can be divided into five categories:

1. Interstates - Major highways with controlled access and grade separated interchanges intended to move large volumes of local and interstate traffic quickly.

2. Principal Arterials - Highways capable of serving statewide or interstate travel, and also providing continuity to the Interstate System where it is now incomplete.

3. Minor Arterials - Join cities and towns providing a network of interstate and intercounty service that moves traffic smoothly and safely.

4. Major Collectors - Move traffic in large volumes to towns not served by higher systems while serving the important intra-county travel corridors.

5. Minor Collectors - Provide service to small communities and link remote areas with the heavy traffic generators.

The following highway construction is recommended to help traffic flow smoothly and safely and to aid in orderly land development.

1. Four-lane U. S. 70-A from its origin at U. S. 70 west of Smithfield to I-95, a distance of approximately 9 miles.

2. Build a new four-lane highway from the U. S. 70-A - I-95 intersection to the intersection of U. S. 70 and State Road 2513, approximately 2 miles in length.

3. Four-lane U. S. 70 from U. S. 301- U. S. 70 intersection to the present U. S. 70 - U. S. 70-A intersection, a distance of 12 miles.

4. Construct an extension of State Road 2400 to the U. S. 301 - State Road 2133 intersection, about 1 mile in distance.

5. Complete construction of I-95 in Johnston County.

6. Complete State Road 2342 from where it now ends just east of I-95 to the U. S. 301 - State Road 2165 intersection.

7. Upgrade State Road 1553 between U. S. 70 and State Road 1004.

8. Upgrade State Road 1913 (Wilson's Mills Road).

9. Upgrade State Road 1003 (Buffalo Road) between U. S. 70-A and the Smithfield city limits.

10. Upgrade N. C. 210 from U. S. 70 to the Harnett County line.

11. Straighten a bad curve on State Road 1501 just south of the Swift Creek bridge.

12. Remove a turn for traffic on N. C. 96 at the State Road 1005 - N. C. 96 intersection.

13. Construct a new two-lane bypass north of Benson for N. C. 50, covering a distance of approximately 4.2 miles.

14. Extend Booker Dairy Road across the Neuse River to West Smithfield.

15. Four-lane U. S. 301 between Smithfield and Selma, and between Smithfield and the U. S. 301 - U. S. 701 intersection.

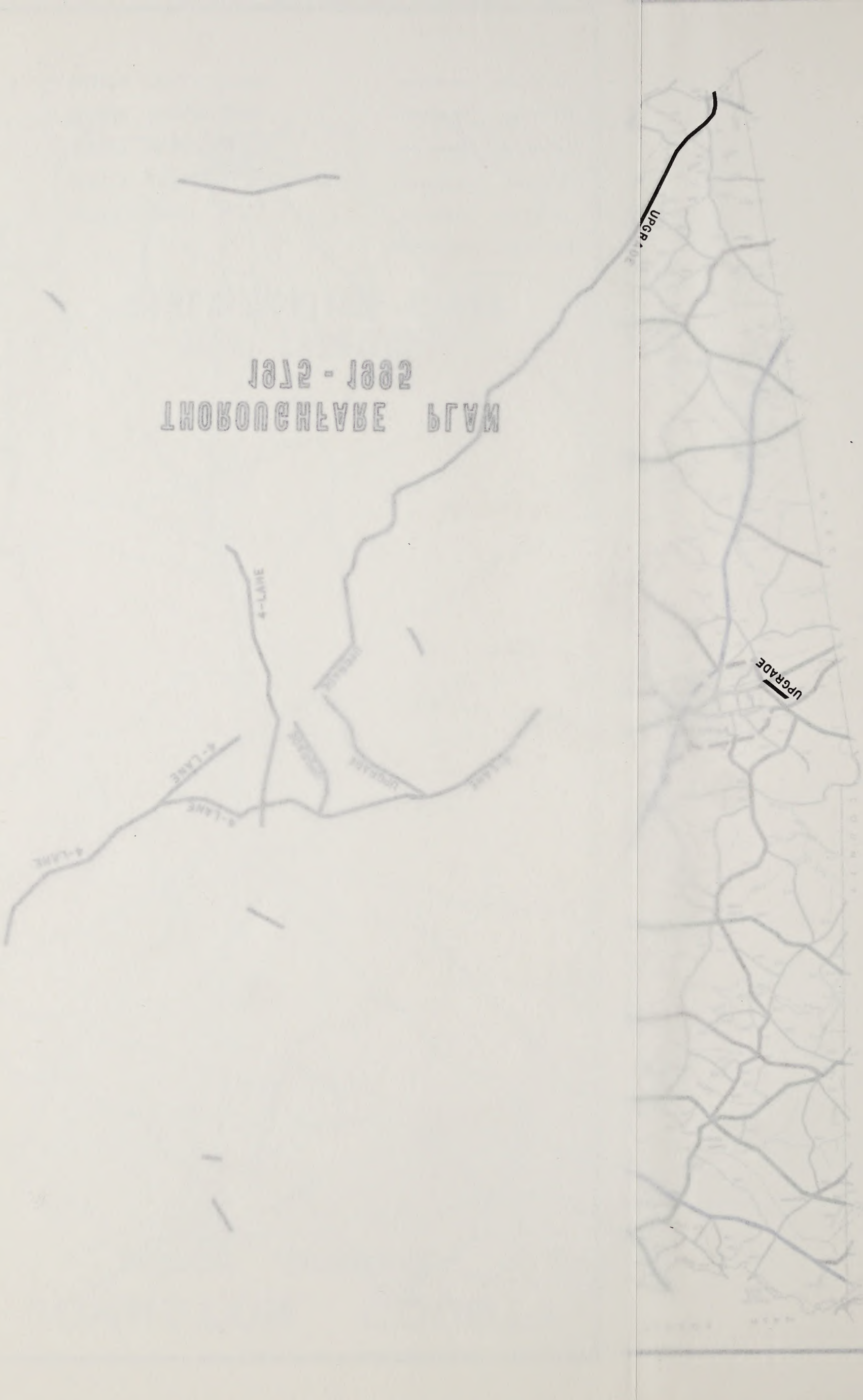
Other Transportation Considerations

Rail service in Johnston County is supplied by two railroads. The Seaboard Coast Line Railroad runs parallel to U. S. 301 in a north-south direction while Southern Railway runs in an east-west direction. The two lines intersect inside the Town of Selma city limits.

There is no county airport in Johnston County at the present time other than a small airstrip just east of Selma and several small private ones isolated throughout the county. Land has been purchased for a county airport 4 miles west of Smithfield.

The Neuse River offers very little transportation value.

Greyhound Bus Line and Carolina Trailways offer bus service to county residents.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4-LANE
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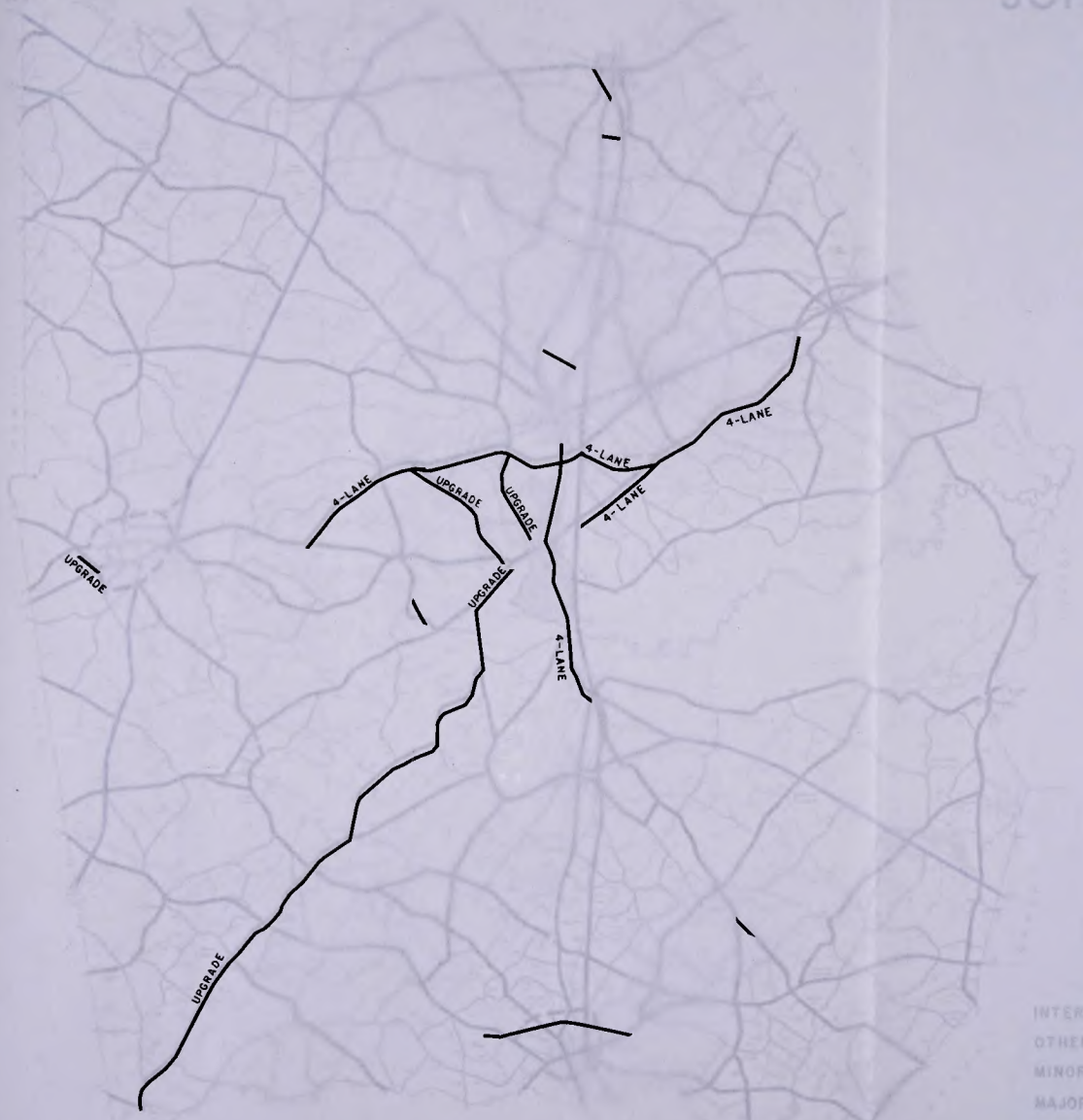
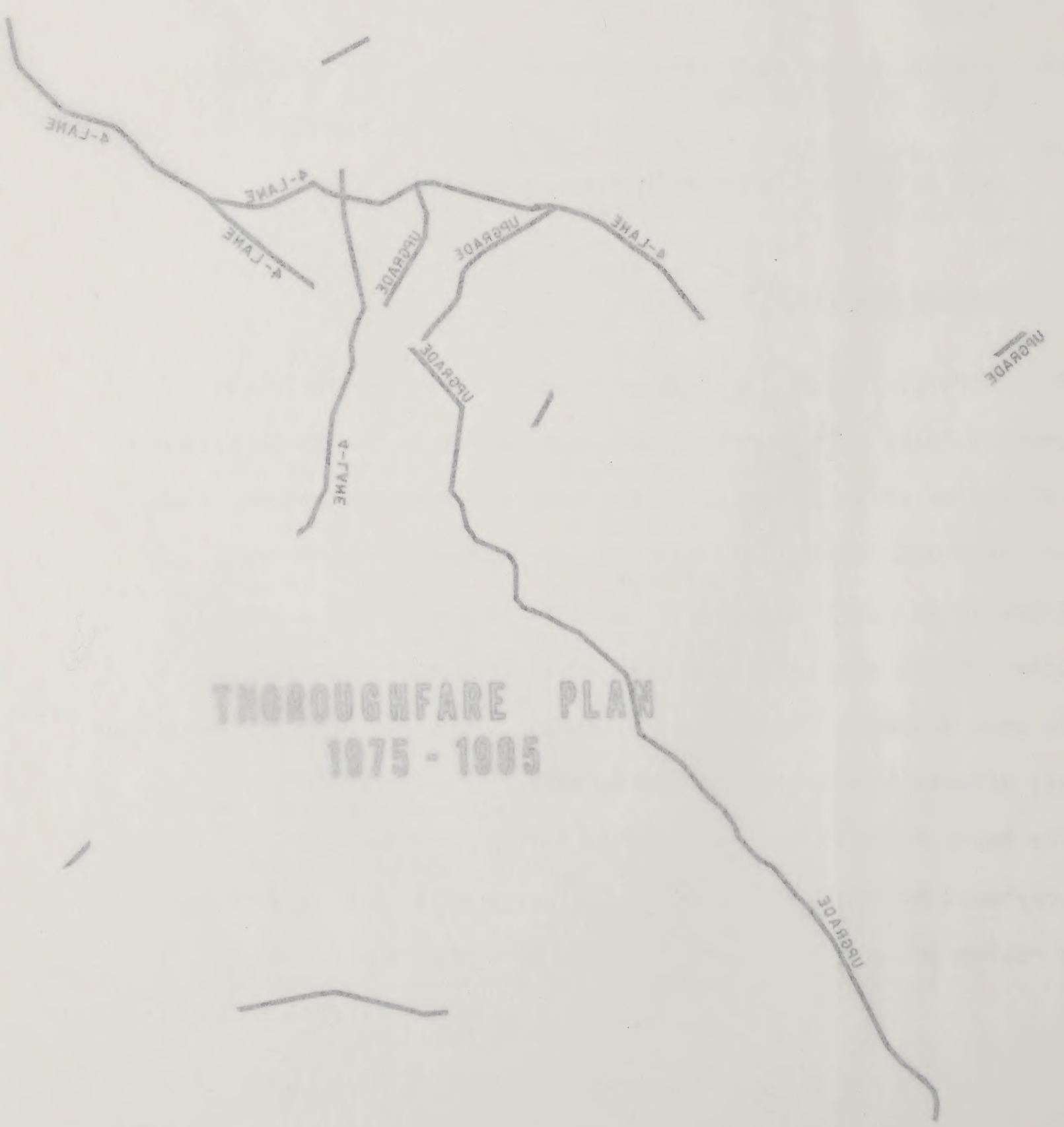
JOHNSTON COUNTY
NORTH CAROLINA



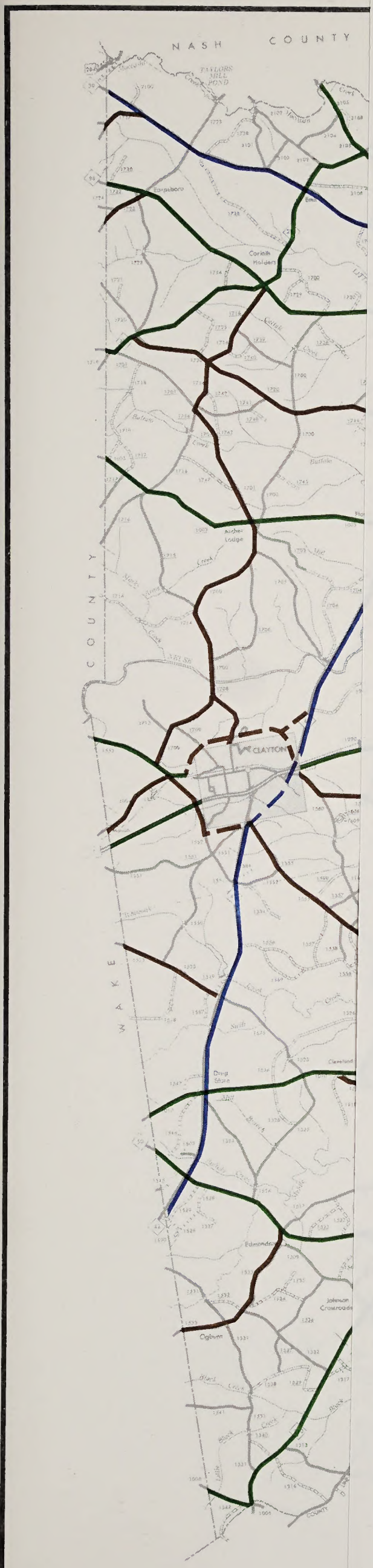
THOROUGHFARE PLAN
1975 - 1995

1990 FUNCTIONAL CLASSIFICATION STUDY

	EXISTING	PROPOSED
INTERSTATE	———	— — —
OTHER PRINCIPAL ARTERIALS	———	— — —
MINOR ARTERIALS	———	— — —
MAJOR COLLECTORS	———	— — —
MINOR COLLECTORS	———	— — —



THOROUGHFARE PLAN
1975 - 1985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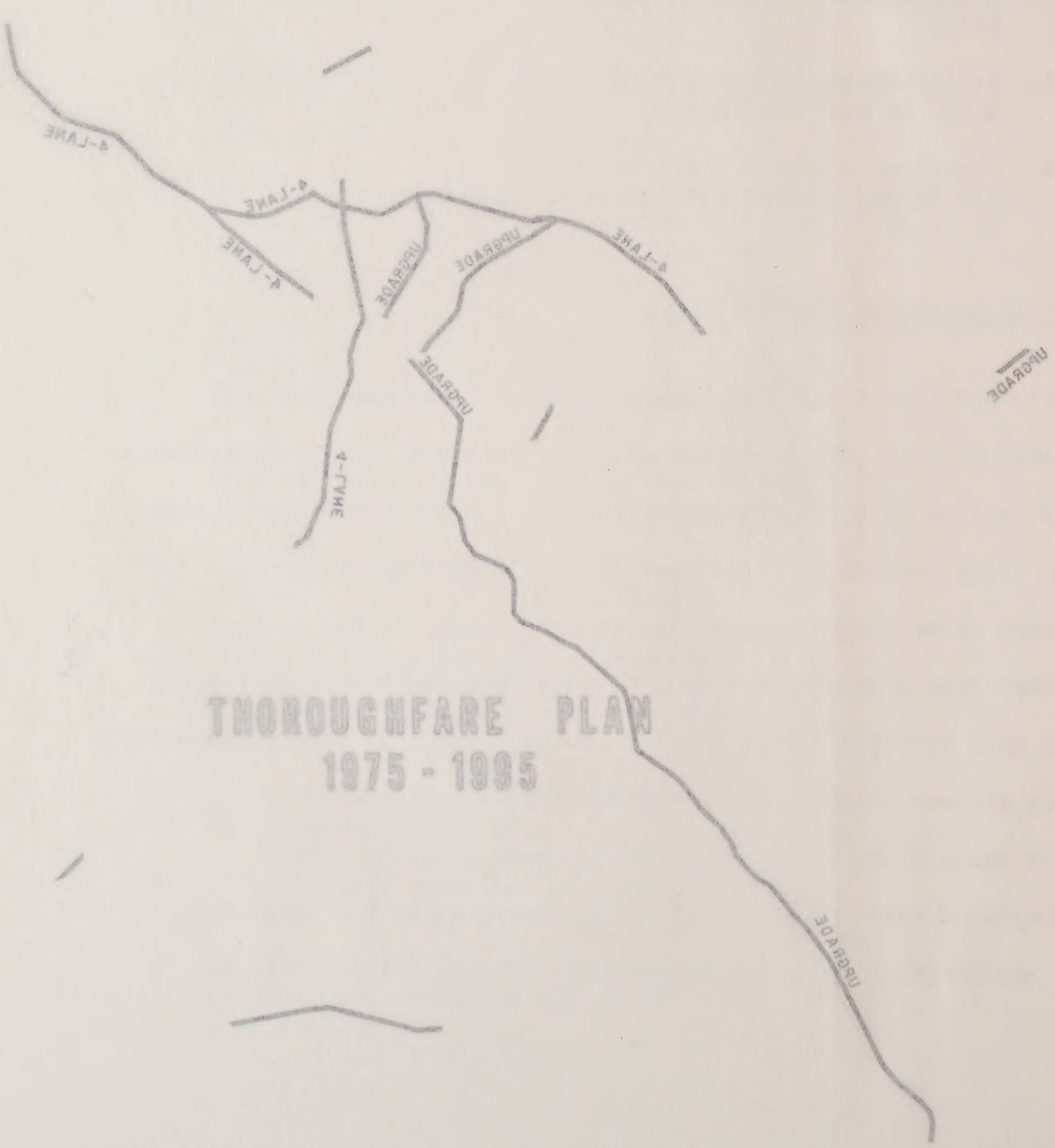
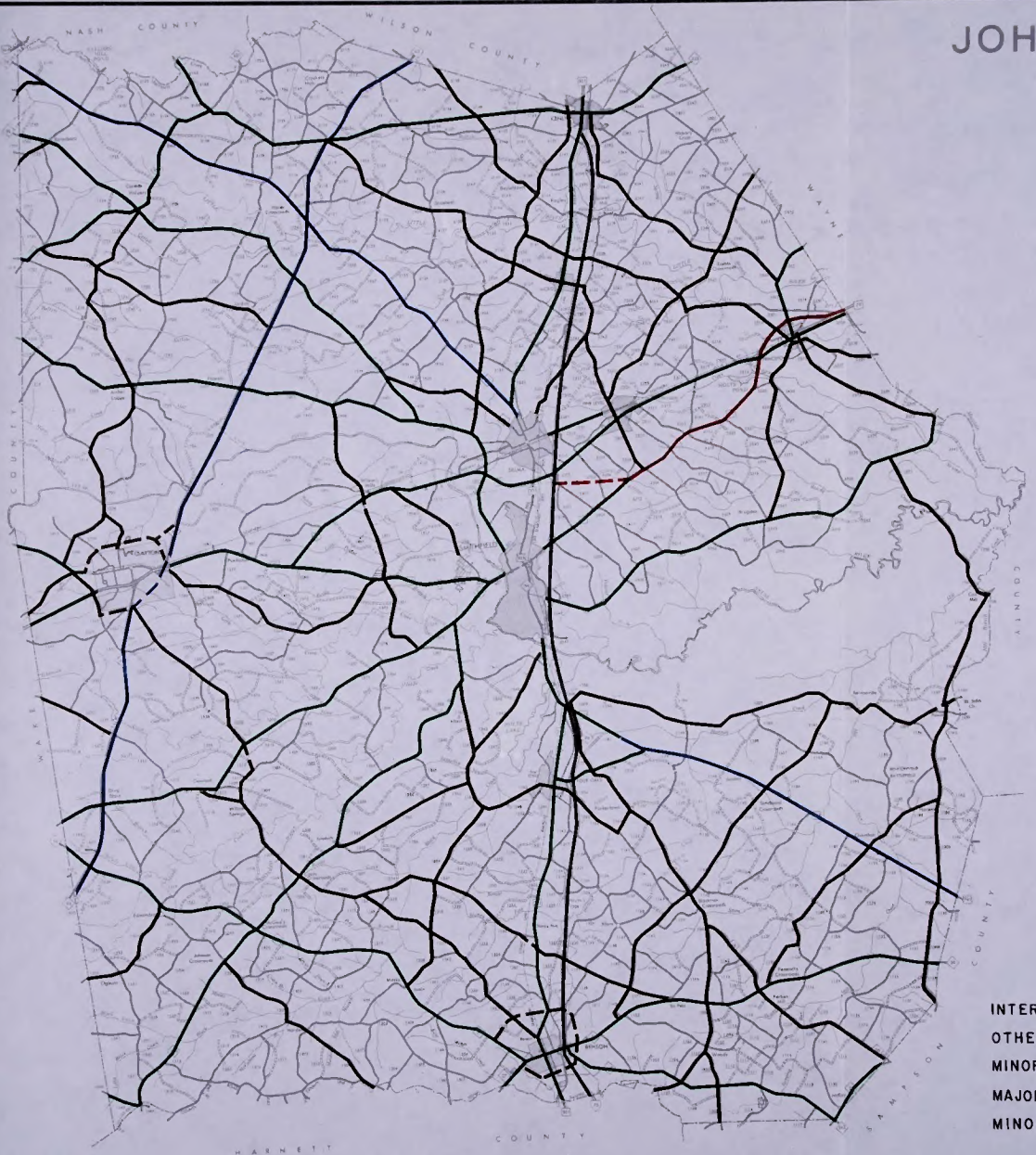
CLAYTON
WAKE COUNTY
Cleveland
Edmondson
Johnson Crossroads
Clayton



THOROUGHFARE PLAN
1975 - 1995

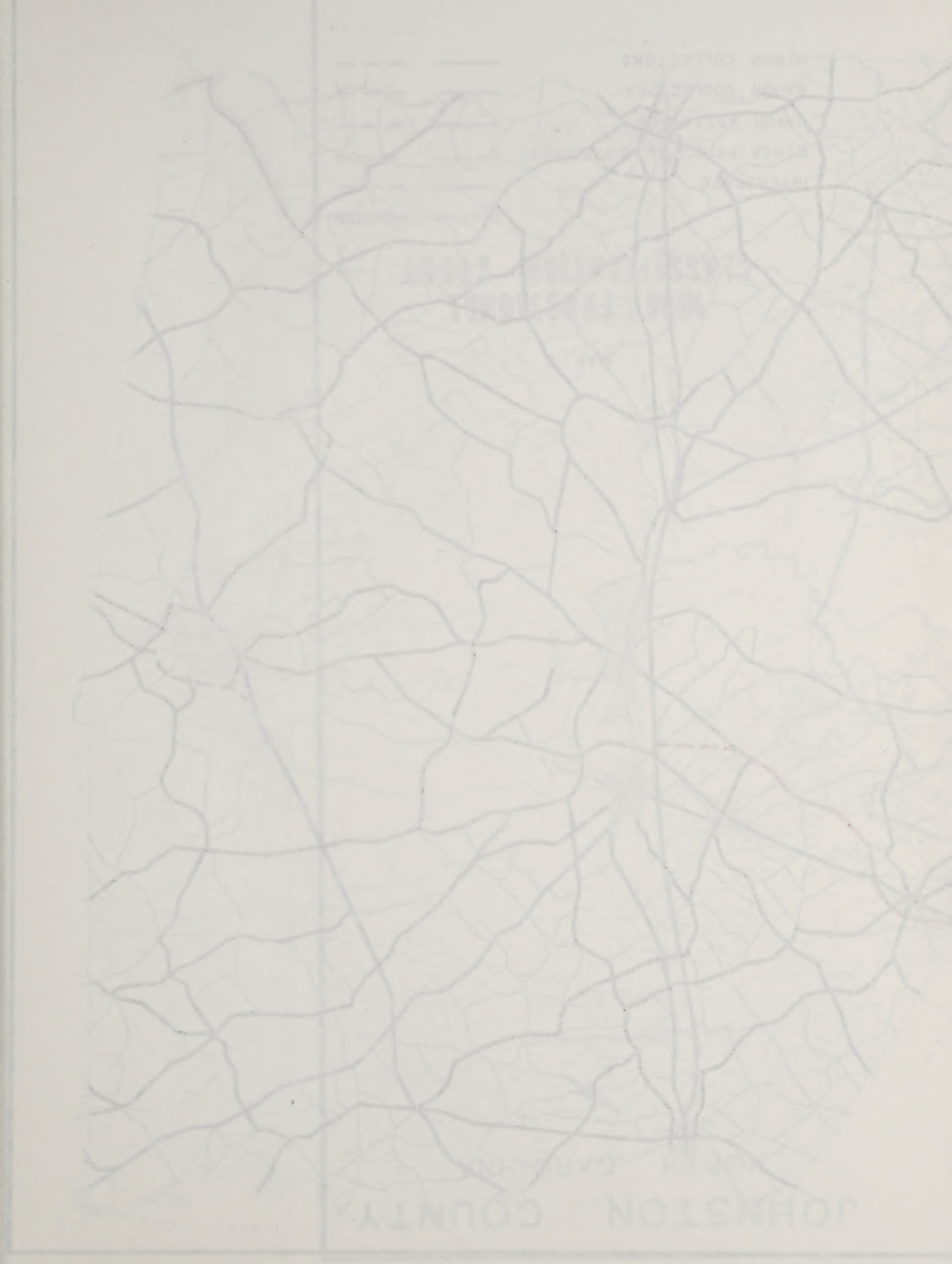
JOHNSTON COUNTY
NORTH CAROLINA



MAP 2

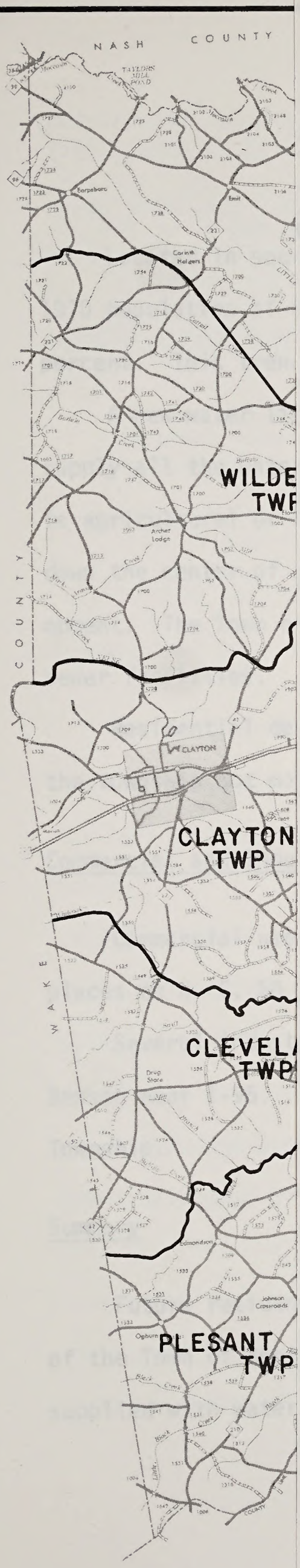
1990 FUNCTIONAL CLASSIFICATION STUDY

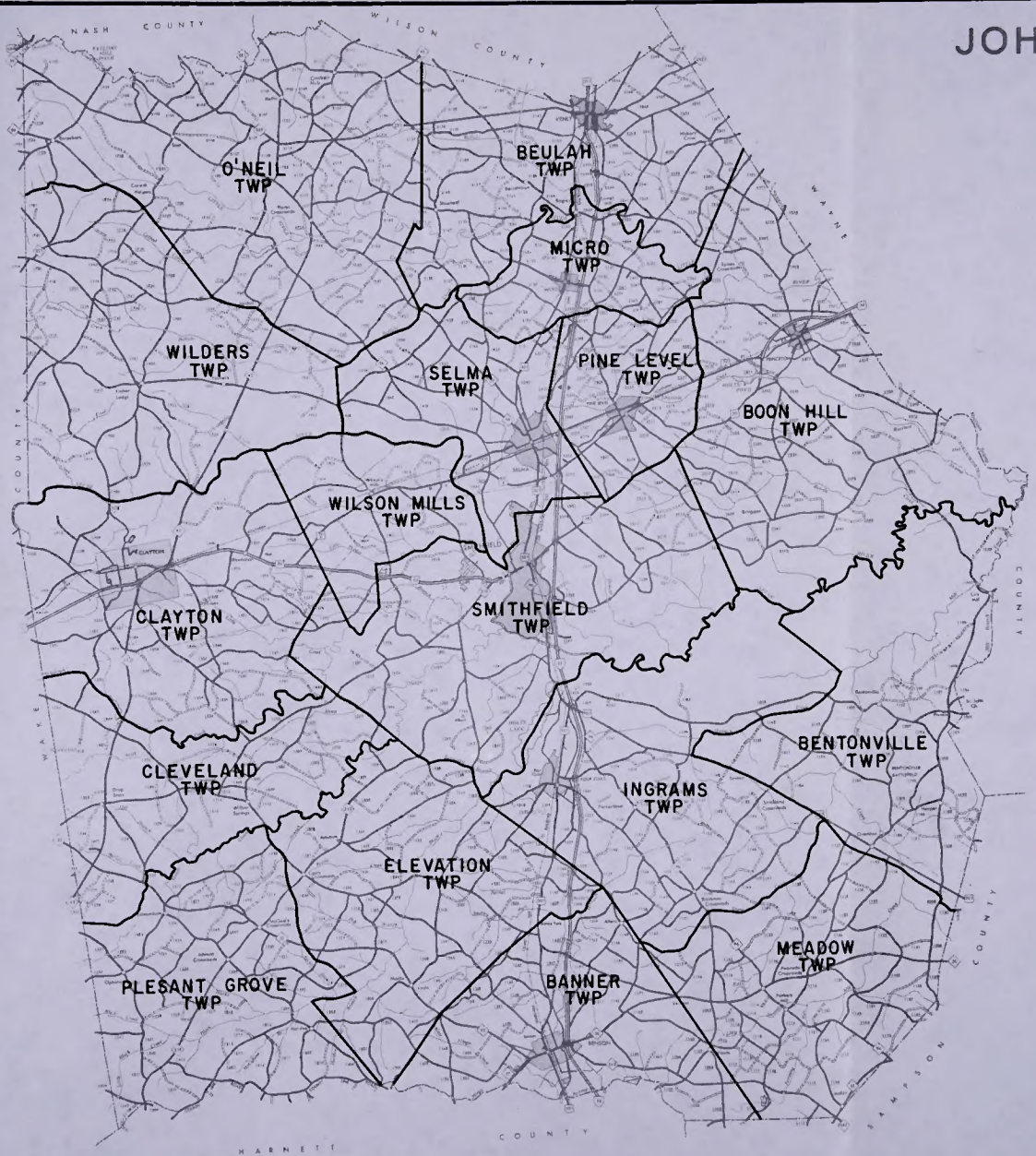
	EXISTING	PROPOSED
INTERSTATE	———	– – –
OTHER PRINCIPAL ARTERIALS	———	– – –
MINOR ARTERIALS	———	– – –
MAJOR COLLECTORS	———	– – –
MINOR COLLECTORS	———	– – –



LAND USE DEVELOPMENT

BY TOWNSHIP

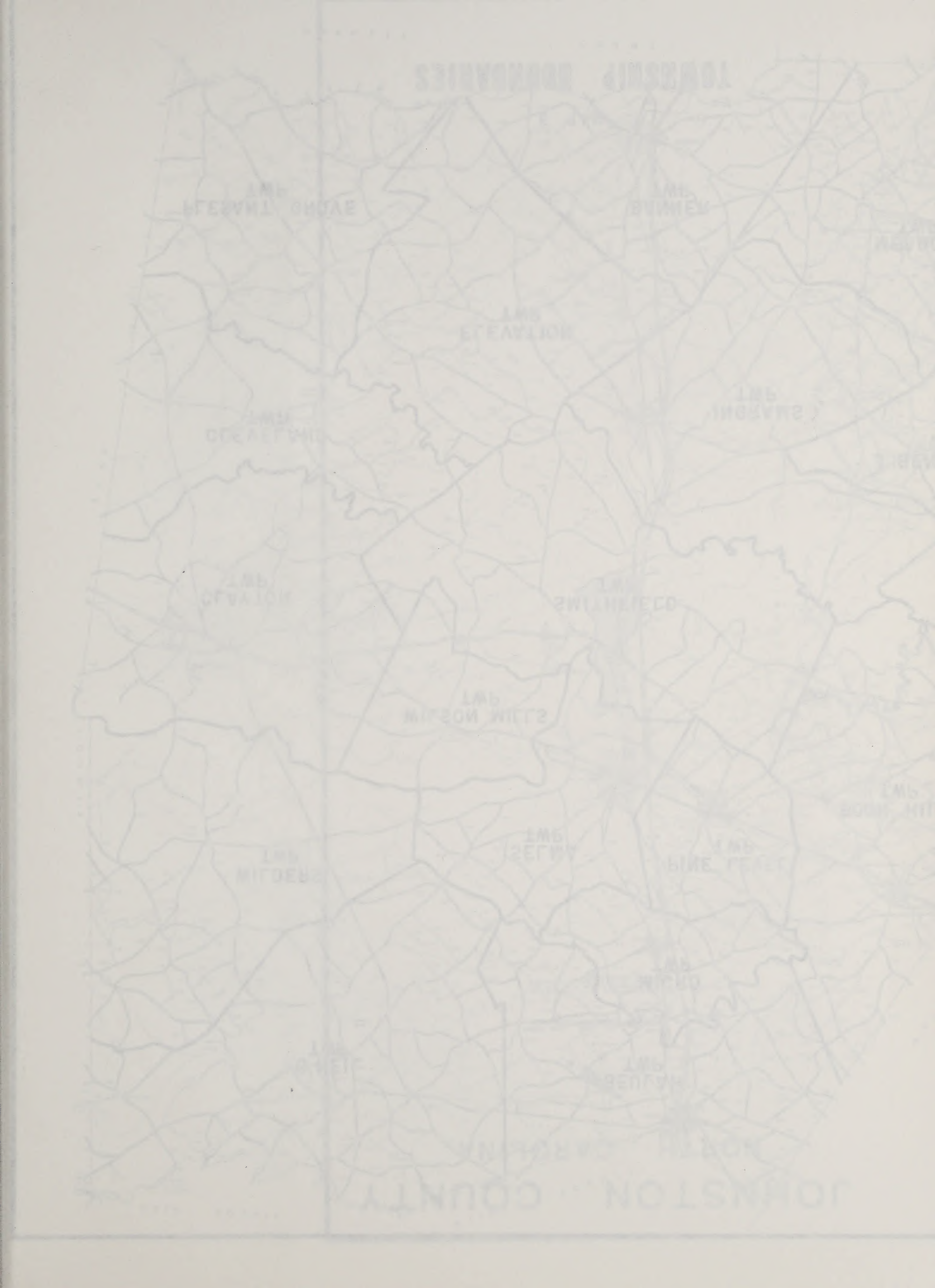

NASH COUNTY
Barpsbarg
Emit
Corinth Holders
Buffalo Creek
WILDE
TWP
Archer Lodge
COUNTY
CLAYTON
CLAYTON TWP
WAKE
CLEVELA
TWP
Drug Store
Edmondson
Johnson Crossroads
Ogburn
PLESANT
TWP



JOHNSTON COUNTY
NORTH CAROLINA

MAP 3

TOWNSHIP BOUNDARIES



BANNER TOWNSHIP

Located in southern Johnston County, Banner Township had a 1970 population of 4,398 compared to 4,995 in 1960, a loss of 12 percent. This trend should reverse itself in the future.

A new water line connecting the Town of Benson to Dunn will supply all the water the Benson area needs. Although most of the land is agricultural or undeveloped, Interstate 95 and U. S. 301 run down the center of the township, creating a prime area for development. The Town of Benson and a small surrounding area also have sewer facilities.

Residential development is stripped along highways all over the township but more heavily concentrated around Benson.

Commercial and Industrial

Commercial uses are found mainly around Benson with a few more places on N. C. 50 and N. C. 242.

Several industries, including Chicopee, are located south of Benson near I-95. Two warehouses are on N. C. 50 in eastern Banner Township.

Summary

Future residential growth in Banner Township should occur east of the Town of Benson near N. C. 50. This area can be easily supplied with water and sewer, it is easy to get to and it is away

from the noise and industry along I-95. Many nice homes have already been built in this area.

Future commercial growth should be limited to the U. S. 301 corridor near Benson. South of Benson is a very nice industrial park with several industries already in operation. However, there is plenty of room for other industries.

A county park site is located just north of South Johnston High School.

All of this points toward a bright future for Banner Township with future residential, commercial and industrial development to occur near the I-95 and U. S. 301 corridors and outlying agricultural land to be preserved.

BENTONVILLE TOWNSHIP

Bentonville Township, located in southeastern Johnston County, has steadily been losing population. The 1960 population of 1,333 dropped to 1,072 in 1970, a loss of 19.6 percent. This is a trend which continues throughout many rural townships.

Bentonville Township is predominantly rural and agricultural. With the exception of U. S. 701 at the southwestern boundary, there are no major highways crossing Bentonville Township. This, and the fact that the Neuse River floodplain is so wide and isolates this township, are the main reasons why this area has not had much residential, commercial, or industrial development. The main residen-

tial growth areas will be confined to land adjacent to U. S. 701, State Road 1009 (Devil's Race Track) and State Road 1007 (Brogden Road).

Commercial and Industrial

With the exception of small gas stations and grocery stores usually located at crossroads, there is little commercial land in Bentonville Township. Only a few small industries are located here. Most of the land is agricultural or undeveloped.

Summary

Bentonville Township has steadily been losing population since 1940 and probably will continue to lose unless present trends change. The lack of water and sewer facilities cut severely into any type of growth.

With more and more mechanization in farming and the lack of available jobs in Bentonville Township, many residents have moved to Smithfield, Selma, or even out of the county.

Due to poor transportation facilities and the fact that better commercial and industrial sites are in other areas of the county, economic growth in Bentonville Township will continue to be hindered.

BEULAH TOWNSHIP

Beulah Township, like Johnston County overall, showed a loss of population between 1950 and 1970. This loss can be attributed in part to mechanized farming. Those workers no longer needed for farm work had no other job to turn to so they left. But recently there has been renewed interest in bringing in industry in an attempt to diversify the economy. Population gains should be one of the effects of this effort.

Residential development is mostly around the Town of Kenly where water and sewer facilities are available. Some other areas, like the Shoeheel community and along N. C. 222, also have a large amount of residential development.

A county park is recommended south of Kenly on State Road 2143 near Little Buffalo Creek to serve future recreational needs of this area.

Beulah Township, like its neighboring townships, is predominantly rural and agricultural. However, Interstate 95 and U. S. 301 run through the middle of the township, creating a great deal of development potential. I-95, which now ends south of the Kenly city limits, should be open through the rest of the county by 1978.

Commercial and Industrial

Commercial uses are limited to several sites around Kenly and rural crossroad stores.

Overton's Container Company, on I-95 south of Kenly, is the only industry to speak of at this time. Several other industries have expressed a desire to locate in this area.

Summary

Residential growth should occur east and southeast of Kenly near N. C. 222 where facilities should be available to handle it.

There is also enough land near the present Overton plant, as shown on the future land use map, to accommodate industrial expansion in the next 20 years. This area has excellent industrial potential.

Very little land outside the Town of Kenly will be needed for commercial use.

BOON HILL TOWNSHIP

Boon Hill Township, containing the Town of Princeton, has kept a fairly stable population over the past four decades. There is one major reason for this. U. S. 70, a major east-west traffic arterial, runs through the center of the township. This makes Smithfield, Selma, the Raleigh area, Goldsboro, and Wayne County easily accessible to Boon Hill. The Town of Princeton, with U. S. 70 just north of the city limits, has shown a slight population increase recently.

Most of the residential development has occurred around Princeton where water and sewer facilities are available and in strips along rural highways. One subdivision has been built north of Princeton, however, and several large mobile home parks have begun operation recently.

Most of the land in Boon Hill Township is farmland or undeveloped. The Neuse River forms the southern boundary so there has been very little development in that floodprone area.

Commercial and Industrial

Most commercial uses are located close to Princeton while a few rural grocery store-gas stations are scattered over the township. Industry is limited to a rock quarry north of Princeton, the Princeton Manufacturing Company, and Gurley's, Inc., a feed mill on U. S. 70 at the Wayne County line.

Summary

The small amount of commercial and industrial land in Boon Hill Township indicates that many residents farm as a means of employment while many others commute to work in other areas such as Goldsboro and Smithfield-Selma. This situation will probably continue unless an energy shortage causes problems.

A county park site is located off State Road 2141 near Moccasin Creek.

A very good industrial site just west of Princeton on U. S. 70 has great potential for development.

CLAYTON TOWNSHIP

As one of Johnston County's fastest growing areas, Clayton Township went from a population of 6,094 in 1960 to 6,671 in 1970, an increase of 9.4 percent.

Much of the land is undeveloped or farmland. Developed land is mostly around the Town of Clayton and along U. S. 70, running east-west through the center of the township. U. S. 70 makes Clayton Township, which is abutting Wake County to the west, easily accessible to Smithfield, Interstate 95, and the Raleigh area.

Residential development has happened mostly around the Town of Clayton, with Rollingwood Subdivision to the north and several subdivisions east and west of town. Present trends indicate residential growth should be directed just south of U. S. 70, east of the present Clayton city limits, where residential areas already exist and water and sewer facilities will be easily available.

The Neuse River forms the northern township boundary but serves no purpose other than limited recreation.

The Pine Hollow and Plantation golf courses supply 27 holes of golfing recreation while Clemmons State Forest, covering over 300 acres, is due to open in June, 1976.

Commercial and Industrial

Most of the commercial land outside the Town of Clayton is along U. S. 70, N. C. 42 and several other well-traveled highways.

Small stores and gas stations are the main uses. Industry is comprised of the York Industrial Park, at this time comprised of only one empty building, and Cutter Laboratories. These sites have the benefit of being located on U. S. 70.

Summary

With the Neuse River to the north, state owned property to the west, and residential growth expanding south of U. S. 70, future industrial growth should occur in the eastern part of the township. With only ground water wells, the Town of Clayton has experienced some hard times supplying water to Cutter Laboratories. However, a water line from Smithfield to Clayton is foreseen in the near future. This would alleviate the water shortage and make the Cutter area a prime industrial park.

As in other areas of Johnston County, many people farm and will continue to do so. Others commute to work in Wake County or other townships. These people should work in or near Clayton Township but the job opportunities are not here at this time. With more employment available nearby in the future, the number of commuting workers can be minimized.

CLEVELAND TOWNSHIP

Like other rural townships in Johnston County, Cleveland Township has lost population in the last 30 years. But unlike these

other townships, there will be gain in population in the future. Cleveland Township is projected to have 1,732 people in 1995, an increase of 20% over the 1970 census figures.

Although no water and sewer facilities are available, Cleveland Township borders on rapidly growing Wake County, bringing in many people who want to live in rural Johnston County while commuting to work in the Raleigh area. This could cause water and sewer problems as subdivisions develop. N. C. 50, running through the southern edge of the township, is a direct route into central Wake County. N. C. 42 runs north to Clayton.

Many homes are clustered together along the highways in Cleveland Township. However, several subdivisions and four large mobile home parks have been started recently, indicating that growth is happening.

Most of the land is still used for farming or is undeveloped.

Commercial and Industrial

There is no industry to speak of in Cleveland Township while a few small grocery stores and gas stations are located along some of the more traveled roads.

Summary

Cleveland Township has recently showed signs of growth. However, the lack of commercial and industrial land indicates that Cleveland serves as a "bedroom" community for people commuting to

work in other areas. Farming, as in other rural townships, will continue to play a dominant role in employment.

ELEVATION TOWNSHIP

Following past nationwide trends in which rural areas lose population, Elevation Township has dropped from a high of 3,214 persons in 1940 to 2,325 in 1970. More people are now moving back or staying in many rural areas and Elevation Township is no exception. Future census figures should show a slight population increase.

As in most of Johnston County, nearly all of the land is agricultural or undeveloped. Houses and mobile homes are located mainly on state secondary roads. This type of scattered development will probably continue.

Commercial and Industrial

There is no industrial land in Elevation Township. Commercial areas are located mostly at crossroads and along N. C. 50, the only major traffic artery in this township. Many residents commute to work in other places such as Wake County, Harnett County, and the Smithfield-Selma area.

Summary

Most Elevation Township residents will continue to make a living in farm-related work or commute to other areas. Therefore, most of

the land will continue to be farmland or undeveloped. The possibility of an energy shortage may affect those people who live in Elevation Township and commute to work any great distance.

INGRAMS TOWNSHIP

Ingrams Township, containing the Town of Four Oaks, is traversed by three major highways: Interstate 95, U. S. 301, and U. S. 701. Residents are only now beginning to see the true benefits of these roads.

Ingrams has been losing population since the 1950 census. This has been due partially to the fact that the entire township, even the Town of Four Oaks, has never had a sewage collection and treatment facility. The situation today indicates that this area, especially along the Interstate 95 - U. S. 301 corridor, should gain in population in the next twenty years.

Residential development is presently growing around Four Oaks, south of Holt Lake at Berry Downs Subidivision, south along U. S. 701 from I-95 about two miles, stripped along U. S. 301 nearly the entire length of the township, and in groups along rural roads.

Commercial and Industrial

Commercial land is located all along U. S. 301, on U. S. 701 near I-95, and at Blackman Crossroads.

Industry is limited to a feed mill and an old quarry. Two new industrial sites have been selected north of Four Oaks.

Summary

Most of the residential growth in Ingrams Township should occur north of Four Oaks along Thunder Road and in the Berry Downs area. A water line from Smithfield, now under construction, will supply these new areas with water along with the Town of Four Oaks.

Future commercial expansion is limited to a small area on U. S. 301 north of Four Oaks and the I-95 - U. S. 701 interchange.

Outside the I-95 - U. S. 301 corridor where most of the growth will happen, Ingrams Township will remain rural, with agricultural and undeveloped land the predominant use.

MEADOW TOWNSHIP

Meadow Township, located in southern Johnston County, is strictly an agricultural area. From a population standpoint, there has been a decline in growth since the 1950 census.

Crossed by highways such as N. C. 50, N. C. 96, and N. C. 242, Meadow Township has no incorporated towns. As in most rural areas, homes are usually lumped together at intersections or along highways. Very little land is used for mobile home parks.

Commercial and Industrial

Several warehouses associated with farm products are the only industrial uses in Meadow Township. Small gas stations and grocery stores are scattered along various secondary roads and at numerous

intersections. With Meadow School, several stores and numerous houses nearby, Peacock's Crossroads is the major business area.

Summary

As in Bentonville Township to the north, Meadow Township is experiencing a declining growth pattern. This pattern has slowed down some recently but it will continue. Area residents will continue to gain their income from farm-related work or commuting to jobs in other townships or counties.

Lack of water and sewer facilities will continue to adversely affect any type of growth.

MICRO TOWNSHIP

Micro Township, covering only 17.6 square miles, is the smallest township in Johnston County. Although losses in population have recently been the case, this situation should change in the next twenty years.

Micro Township contains the Town of Micro, a small incorporated community of about 300 people. Small clusters of residential development are scattered around. Stoneybrook Subdivision is the only development of any great size. Future residential growth should be just northwest of the town of Micro.

The cardinal Country Club, with an 18 hole golf course, is in the southeastern part of the township.

Commercial and Industrial

Commercial sites are usually just one store or gas station. There is no industry at all.

Summary

Although I-95 passes through Micro Township, it will have little effect on the area. The Bagley exit does offer a fine commercial site on the west side of that intersection. The Town of Micro will increase in population and size. However, most of the township will remain agricultural and undeveloped as it is today.

O'NEAL TOWNSHIP

Covering over 75 square miles, O'Neal Township is the largest township in Johnston County. The vast majority of the land is agricultural and undeveloped, which is usually the case in townships with no incorporated municipality.

As in most rural areas, houses are usually located fronting along state secondary roads. The Corinth-Holders community continues to be the focal point of the area.

O'Neal Township is traversed by several well traveled roads, including N. C. 42, N. C. 39, N. C. 96, N. C. 231 and N. C. 222.

Commercial and Industrial

There is only a small amount of industry in O'Neal Township.

This is due mainly to the lack of water and sewer facilities, the lack of a major transportation facility, and the fact that the size of the nearby labor force is inadequate. Small commercial establishments are dotted along the more traveled highways and at several intersections.

Summary

Farming will continue to play the major role in O'Neal Township due to its location in western Johnston County, away from towns and major highways. The population will continue to decrease slightly due to farm mechanization and a lack of available employment opportunities.

PINE LEVEL TOWNSHIP

Pine Level Township recorded a population of 2,399 in the 1970 census, a gain of 3.5 percent. This type of small increase will continue in the next 20 years, with most residential development occurring in the southern part of the township and south of the town of Pine Level.

As in most of Johnston County, most of the land is undeveloped or farmland.

Only the Town of Pine Level has a public water system, with one well supplying the water. None of Pine Level Township has sewer facilities, however.

Commercial and Industrial

Commercial uses are limited mainly to scattered spots adjacent to Interstate 95, U. S. 70, and U. S. 70-A. Tourist services along the interstate have a great deal of potential to expand. There is very little industry in Pine Level Township, due partially to a lack of water and sewer facilities. With part of the township due to be sewered in the near future, this situation may change.

Summary

The number of businesses plus the stable population in Pine Level Township indicates that many residents farm and that many others work in other townships or counties, using Pine Level as a "bedroom community".

The possibility of getting water from the Smithfield water plant has not been explored yet but the Town of Pine Level should not depend on one well for its supply.

PLEASANT GROVE TOWNSHIP

Pleasant Grove Township, in rural southwestern Johnston County, is losing population. Although the loss recently has been small, this trend will continue. The population dropped from 2,540 in 1960 to 2,449 in 1970.

Most of the land is agricultural or undeveloped. Houses are usually located on the main state roads, indicating that much of the

land is used for farming purposes. There are also relatively few mobile home parks.

Commercial and Industrial

Industry is almost non-existant in Pleasant Grove Township and the situation will probably remain that way. Commercial land is located entirely at busy intersections and along the main traffic arteries. Many residents farm for a living while many others commute to other townships or counties to seek employment while living in the township. This situation will probably continue.

Summary

Due to being a rural township with no major traffic arterials passing through, Pleasant Grove Township will continue to be a farming area. Lack of water and sewer facilities will hamper any kind of commercial, industrial, or residential growth. The agricultural land will be preserved.

SELMA TOWNSHIP

Selma Township is the most densely populated township in Johnston County with an average of 207 people per square mile. A total population of 8,302 is projected for 1995.

There are two distinct areas of Selma Township. One is northwest segment which is largely farmland with very little development.

The other is the southeast segment, containing the Town of Selma. This segment will bear the load of future growth.

Residential areas are now found west and north of the Town of Selma, south along Buffalo Road and Booker Dairy Raod, in clusters along rural roads, and in Paceville, the only rural subdivision in the township.

A site for a county park is located near the Buffalo Road - Booker Dairy Road intersection.

Commercial and Industrial

Large areas of land adjacent to U. S. 301 are commercially developed, as is land around the interchanges of I-95 - U. S. 70-A and I-95 - State Road 1927. Industrial land includes GTE Sylvania on I-95, Cutler-Hammer, Inc. near I-95, and the Selma Oil Terminal area.

Summary

Residential development in Selma Township in the next 20 years will occur just north of the Town of Selma and in the Booker Dairy Road area north of the Town of Smithfield. Water and sewer facilities can be provided in these areas.

Industries also look for land with water and sewer available, along with good access to transportation facilities. Therefore, many good industrial sites are located along I-95 in Selma Township.

Commercial growth will continue mainly aroung U. S. 301 - U. S.

70-A and the I-95 - U. S. 70-A interchanges.

The northern township area will continue as a rural farming region.

SMITHFIELD TOWNSHIP

With a 1970 population of 11,975, Smithfield Township is the most populated township in Johnston County. This is due mainly because the Town of Smithfield is the county seat and the hub of economic activity. Interstate 95 and U. S. 70 also crisscross here, creating an ideal area for future development.

At this time residential areas have developed in several places. Whitley Heights Subdivision is located four miles west of the Town of Smithfield on U. S. 70. Westview Subdivision is also on U. S. 70 west about two miles from Smithfield. Rose Manor Subdivision is off of U. S. 70 west, next to Rose Manor Shopping Center. West Smithfield is a large residential development west of Smithfield with a population of about 2,000. Green Meadows subdivision is fairly new and is located southeast of the Town of Smithfield on Brogden Road. Other smaller residential areas are scattered throughout the township.

The new campus for Johnston Technical Institute is located just east of the Town of Smithfield at the U. S. 70 - I-95 interchange.

Commercial and Industrial

Commercial uses are found at the I-95 - U. S. 70 interchange, stripped along U. S. 70 west of the Town of Smithfield, Rose Manor Shopping Center on U. S. 70 west and in several other areas.

Industries outside the Smithfield city limits are Guy C. Lee Manufacturing, Strickland Lumber Company, Carolina Packers, Shallco Inc., K. R. Edwards Tobacco Company, and Fieldcrest Mills.

Summary

Future residential growth will largely occur in the West Smithfield area, Westview Subdivision, and in the Brogden Road - Green Meadows area.

Industrial development south of GTE Sylvania and adjacent to I-95 can be expected. Other future industrial areas include land on U. S. 70 just east of I-95 and sites located next to Fieldcrest Mills and K. R. Edwards Tobacco Company.

The Johnston County Airport, to be located in western Smithfield Township on State Road 1501, should be a boost to the entire county's economy.

Most of the land in the extreme eastern and western areas will remain rural or undeveloped.

WILDERS TOWNSHIP

Wilders Township grew to a peak population of 3,204 in 1930. Starting about 1950, however, population figures began to drop rapidly. This trend should level off some in the next 20 years.

Nearly all of the land in Wilders Township is undeveloped or agricultural. Only N. C. 42, running through the southeastern edge of the township, is considered to be a major thoroughfare. Residential areas are mainly clustered along rural roads. This trend is expected to continue.

Commercial and Industrial

There is no industrial land in Wilders Township. This is due mainly to the lack of water and sewer facilities, major transportation routes, and a lack of available labor. Commercial land is located at several intersections with some stores dotted along several highways. N. C. 42, although heavily traveled, has only a few spots of commercial use.

Summary

As in other agricultural areas, mechanization in farming has caused a number of residents to leave. The population decline will level off, however, showing that fewer people will be leaving rural Wilders Township and some new families may move in. This may be due in part to the close proximity of rapidly growing Wake County.

Wilders Township's agricultural land should be protected from unrestricted growth.

WILSON'S MILLS TOWNSHIP

Wilson's Mills Township, as of the 1970 census, had the smallest township population in Johnston County. There are three main reasons for this. First, Wilson's Mills Township is very small. Secondly, it has no incorporated town which could supply water and sewer facilities. Thirdly, the vast majority of the land is agricultural or undeveloped, with very little industrial, commercial, or residential acreage.

U. S. 70-A runs through the center of the township, giving residents of Wilson's Mills community, Northwood Subdivision and surrounding areas easy access to Interstate 95, U. S. 70 and Wake County.

Commercial and Industrial

Commercial land is centered in the community of Wilson's Mills where several stores and gas stations are. There is presently no industrial land to speak of.

Summary

Although lacking in industry at this time, Wilson's Mills Township has a prime industrial site on U. S. 70-A, inside State Road

1914 (a loop road). Other than this site and residential growth around Northwood Subdivision, very little will be happening in the next 20 years. Much of the land will remain undeveloped and farmland.

CONSIDERATIONS OF THE SKETCH PLAN

CONSIDERATIONS OF THE SKETCH PLAN

Residential Growth

Johnston County's largest areas of residential growth have occurred mostly in Smithfield, Selma, Clayton, Beulah, and Banner Townships. Several large subdivisions have been built in rural areas, also. A large number of mobile home parks have been built recently, usually in rural areas where no public water and sewer facilities are available. Many of the parks have only a small percent of their pads in use so the need for more in the near future is minimal.

Lack of water and sewer facilities will continue to plague growth in many areas for a while. However, every effort is being made at this time to supply water and sewer to as many residents as is economically feasible in the future.

There is plenty of land in Johnston County for residential growth. This land should be kept away from incompatible uses. The new subdivisions should also be built with the proper land use controls (zoning, subdivision regulations, etc.) in effect.

Commercial Growth

Commercial growth should be limited to the shopping center sites shown on the future land use plan and the revitalization of the central business districts of Johnston County's nine municipalities. Strip commercial uses should be avoided.

Commercial areas should have access to traffic arterials, adequate on-site parking near stores, buffers to protect surrounding land uses,

and separate routes for truck, car, and pedestrian traffic.

Industrial Growth

There are a large number of varied industries in Johnston County. Due to the fact that the county is largely agricultural and undeveloped with no land use regulations, these industries could locate where they pleased. The only real limiting factor was a lack of water and sewer facilities.

With I-95, U. S. 70, and two railroads crossing the county, there are an abundance of potential industrial sites. Selecting the amount of acreage needed for industrial growth by 1995 and then the sites that should be developed initially is the first problem to solve. Sites were chosen mainly because of the close proximity to a potential work force, the nearness of transportation facilities, they are in areas that are presently serviced by water and sewer or soon will be, the soil conditions in the area, and that they will be compatible with existing and future land use in the areas surrounding the proposed sites.

The Johnston County Development Corporation is now in the process of attempting to attract "blue chip" industries.

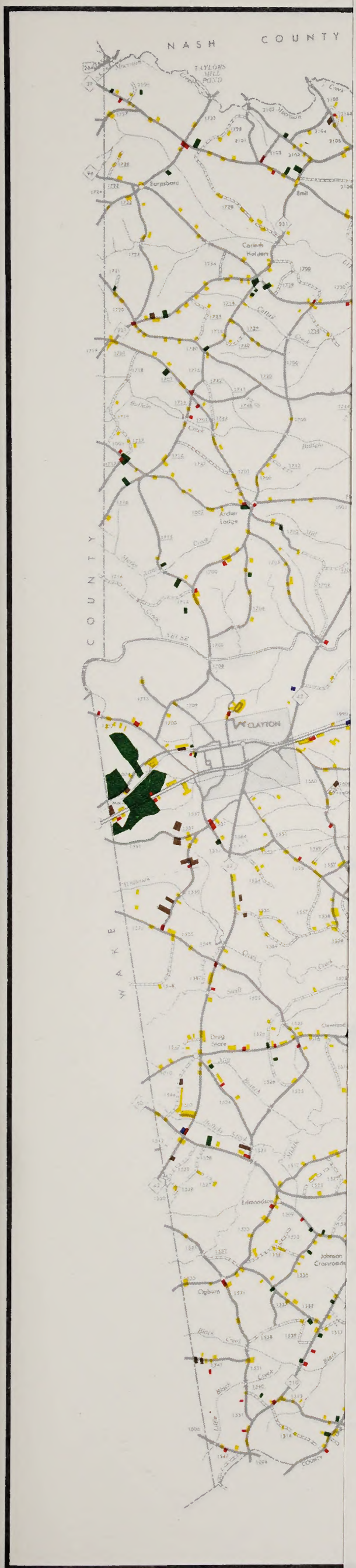
Agriculture and Forests

As of 1967, Johnston County had 249,200 acres of forest, 211,024 acres of cropland, and 11,500 acres of pasture land. Compared to 1958, this is 2.7% less cropland, 14.7% less pasture land, and 0.8% less forest.

Modern farming has caused a reduction in the amount of farm labor that is needed and has brought about the combination of smaller farms

into larger ones, using very expensive equipment. This is the major reason that rural townships have shown population losses in the past 25 years.

Areas designated for agriculture in the future land use plan should be protected from indiscriminate development, whether it be residential, commercial, or industrial.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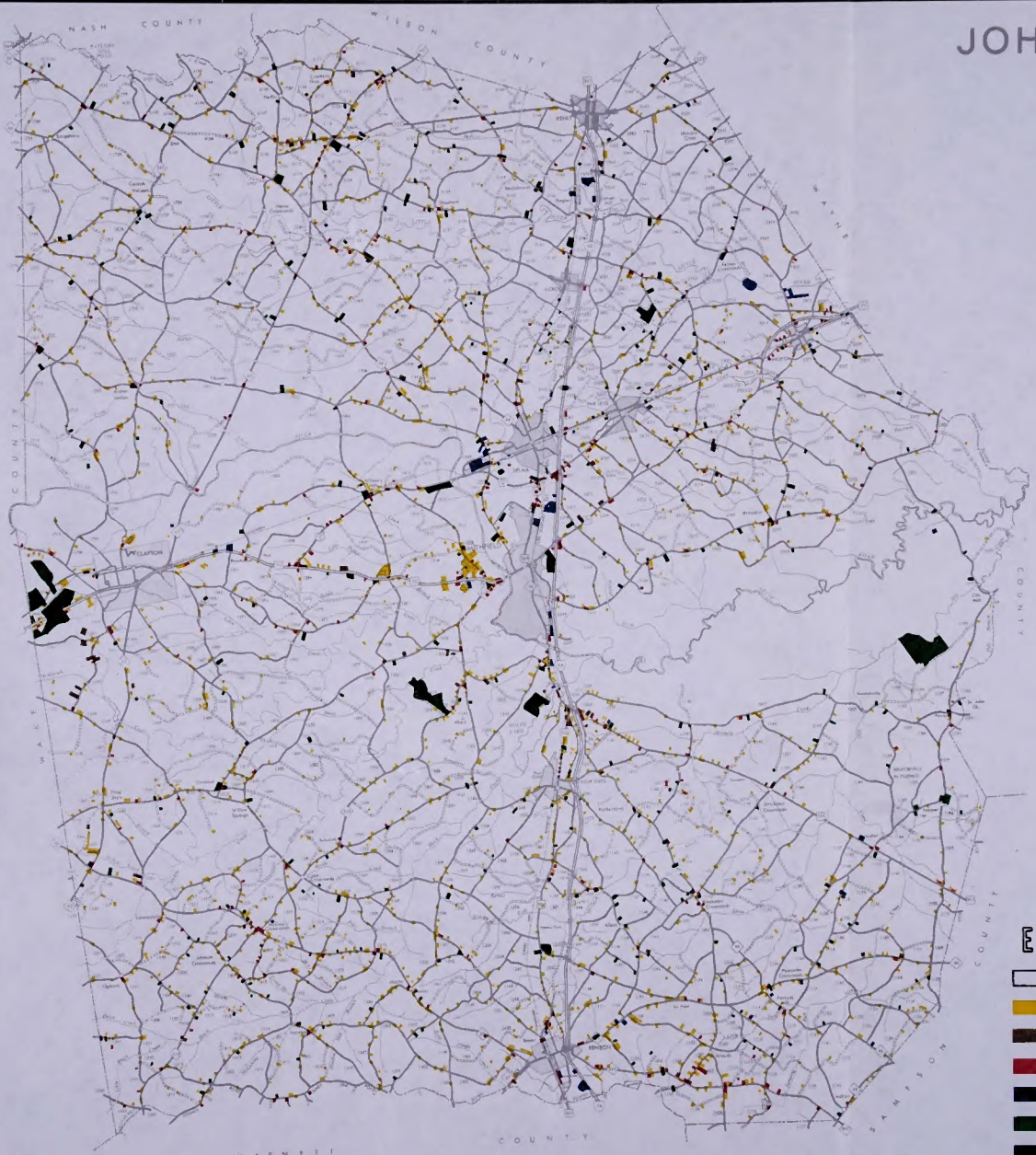
COUNTY
TAYLORS MILL POND
Creek
Morrisville
Battleboro
Emit
Corinth Holders
Cotton
Creek
Buffalo
Creek
Buffalo
Archer Lodge
Mill
Creek
Mercer
Creek
CLAYTON
COUNTY
WAKE
Drug Store
Mill
Swift
Creek
Clemmons
Edmondson
Johnson Crossroads
Ogburn
Black
Creek
Black
Creek
Black
Creek
Little
Creek



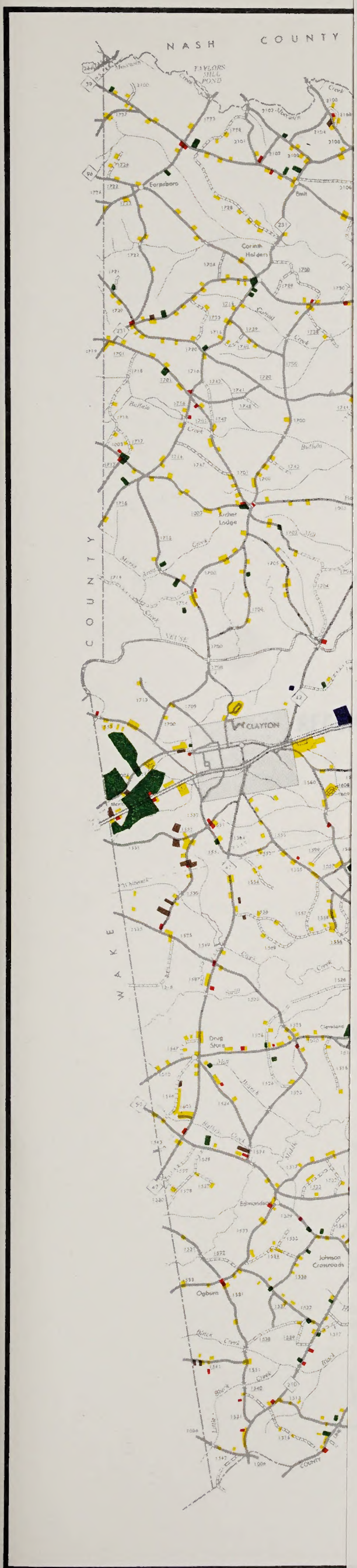
JOHNSTON COUNTY
NORTH CAROLINA

MAP 4

EXISTING LAND USE - 1975

- LDW DENSITY, CROP LAND, & UNDEVELOPED
- MEDIUM & HIGH DENSITY RESIDENTIAL
- MDBILE HDME PARK
- CDMMERCIAL
- INDUSTRIAL
- PUBLIC , SEMI-PUBLIC
- DFFICE & INSTITUTIONAL

JOHNSTON COUNTY


NASH COUNTY
TAYLORS MILL POND
Creek
Farmboro
Creek
Corinth Holders
Canal
Creek
Buffalo
Creek
Buffalo
Archer Lodge
Mill
Creek
Mirey
Creek
CLAYTON
WAKE COUNTY
Drug Store
Cleveland
Edmondson
Johnson Crossroads
Ogburn
Black Creek
Creek
Black
Little
COUNTY

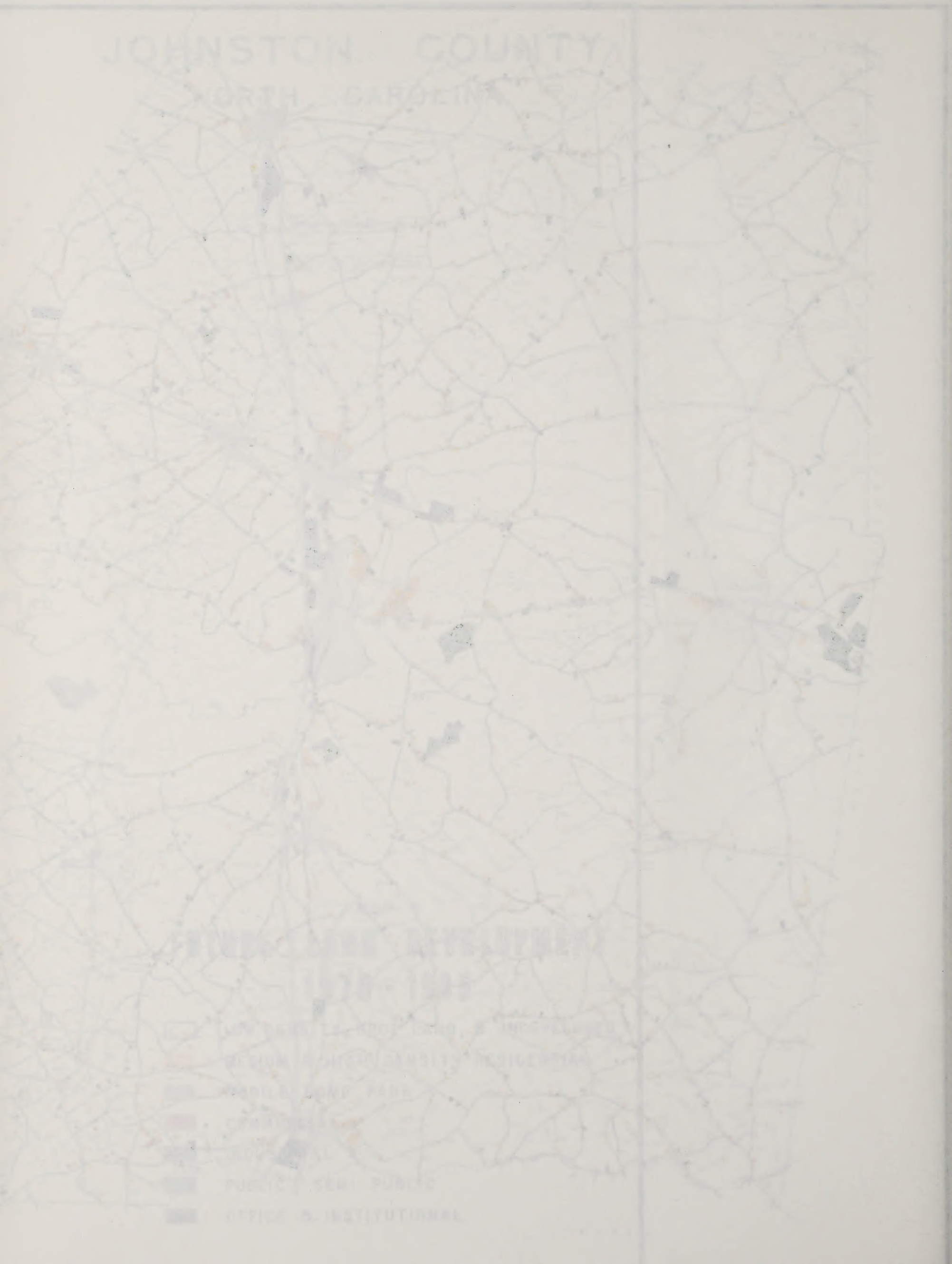
JOHNSTON COUNTY
NORTH CAROLINA

JOHNSTON COUNTY
NORTH CAROLINA

MAP 5

FUTURE LAND DEVELOPMENT
1975 - 1995

- LOW DENSITY, CROP LAND, & UNDEVELOPED
- MEDIUM & HIGH DENSITY RESIDENTIAL
- MOBILE HOME PARK
- COMMERCIAL
- INDUSTRIAL
- PUBLIC , SEMI-PUBLIC
- OFFICE & INSTITUTIONAL


JOHNSTON COUNTY
NORTH CAROLINA

RECOMMENDATIONS FOR JOHNSTON COUNTY

RECOMMENDATIONS FOR JOHNSTON COUNTY

1. Connect the towns of Clayton, Micro, Kenly, Pine Level, and Princeton, plus areas along the pipe route, to the Smithfield water system. If needed, expand the Smithfield water plant.

2. Map the flood plain and enforce a flood plain ordinance.

3. Adopt county-wide Subdivision Regulations to insure proper residential development.

4. Zoning Regulations should be adopted and applied to those areas in need of controlled development.

5. Adopt the state building codes and start county-wide building inspection.

6. Complete all unfinished "201 Studies" in Johnston County.

7. Develop a county-wide parks and recreation program and acquire land for these facilities.

8. Restudy and redevelop this land use plan at least every five years, or more often if necessary.

9. Urge revitalization of downtown areas in Johnston County's nine towns.

10. The Johnston County Planning Board and the Johnston County Development Corporation should work together for orderly industrial growth.

11. Keep in mind that Johnston County is an agricultural county with good farm land and forests. A primary recommendation is the preservation of this land.

12. Complete the Falls of the Neuse Project.

AUG 2 2 2003